



- LARGE WEST BACKING GARDEN
- UTILITY ROOM
- THREE BEDROOMS
- SOUGHT AFTER LOCATION

7 Borrowdale Road, Benfleet, SS7 3HD

Guide Price £375,000

OPEN HOME SATURDAY 10TH JANUARY. GUIDE PRICE £375,000 to £400,000... If it's a LARGE WEST BACKING GARDEN you are looking for then come along to view this SEMI DETACHED FAMILY HOME located in this sought after road close to Thundersley Village.





## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Double glazed entrance door with a lead light glazed panel leads to the spacious entrance hall. Double glazed window to the side. Stairs lead to the first floor.

### LOUNGE

Lead light double glazed window to the front. Double radiator. Feature fireplace and adjacent dias for TV etc. Coving. Open plan to the :-

### DINING AREA

With double glazed french doors leading to the conservatory. Double radiator. Built in cupboard with a radiator.

### KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Single drainer sink unit with a mixer tap over. Four ring gas hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine and fridge. Double glazed windows to the rear and side. Double glazed door to the side.

### CONSERVATORY

With windows and a door leading to the rear garden. Two wall light points.







#### LANDING

Double glazed window to the side. Radiator. Access to the loft.

#### BEDROOM ONE

Lead light double glazed window to the front. Recess for a wardrobe. Radiator. Coving.

#### BEDROOM TWO

Double glazed window to the rear. Coving. Built in wardrobe.

#### BEDROOM THREE

Lead light double glazed window to the front. Radiator. Coving. Built in bulkhead cupboard.

#### SHOWER ROOM

With a 3 piece suite comprising a low level wc pedestal wash basin and separate shower cubicle. Obscure double glazed window to the rear. Fully tiled to all visible walls. Radiator.

#### REAR GARDEN

This magnificent good size west backing rear garden must be seen. There are a variety of established shrubs with the remainder laid to lawn. Garden shed and greenhouse. Screen fencing. Lovely covered patio area ideal to sit and admire the rear garden. External lighting. Off the kitchen is a covered walkway which is turn has a cupboard housing the gas fired central heating boiler. There is also an outside WC and useful room ideal for housing other domestic appliances. Side access to the front of the property where there is ample off street parking.

#### GENERAL

Tenure Freehold

Castle Point Borough Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-10	G		