



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**7 Appleton Road, Benfleet, Essex, SS7 5DA**

**£415,000 Freehold**

A BEAUTIFULLY PRESENTED EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW offering open plan living accommodation with tiled underfloor heating, a modern white kitchen with central island and integrated appliances, bi-folding doors leading to rear garden, two double bedrooms, a spacious four piece suite bathroom, utility room and walk-in dressing room.

Externally, the property boasts a well maintained landscaped garden approx 50' with side access and outbuilding ideal for a home office or summer house. To the front a block paved driveway providing ample off street parking.

Situated on the ever popular Jotmans Estate, within walking distance to local shops and amenities, bus routes and Benfleet station for the c2c Line to London Fenchurch St.

## 7 Appleton Road, Benfleet, Essex, SS7 5DA

### Accommodation

Wooden glazed entrance door, leading to:

### Entrance Hall



Tiled flooring with underfloor heating, smooth plastered ceiling with inset spot lights. Doors leading to:

**Open Plan Kitchen/Living Room 24'0 x 21'0 re to 15'4  
(7.32m x 6.40m re to 4.67m)**



Upvc double glazed bi-folding doors leading to raised patio area and over looking rear garden, tiled flooring with underfloor heating, smooth plastered ceiling with inset skylights and spotlights. Modern white gloss fitted kitchen with central island, inset one and half sink with drainer, induction hob with extractor fan over, integrated appliances comprising electric oven, microwave oven, fridge-freezer and dishwasher. TV and power points.



## 7 Appleton Road, Benfleet, Essex, SS7 5DA

**Utility Room 11'0 x 4'10 (3.35m x 1.47m)**



Upvc double glazed window to side, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, fitted base units, space and plumbing for washing machine and tumble dryer, wall mounted combi boiler, power points.

**Bedroom Two 14'0 x 11'0 (4.27m x 3.35m)**



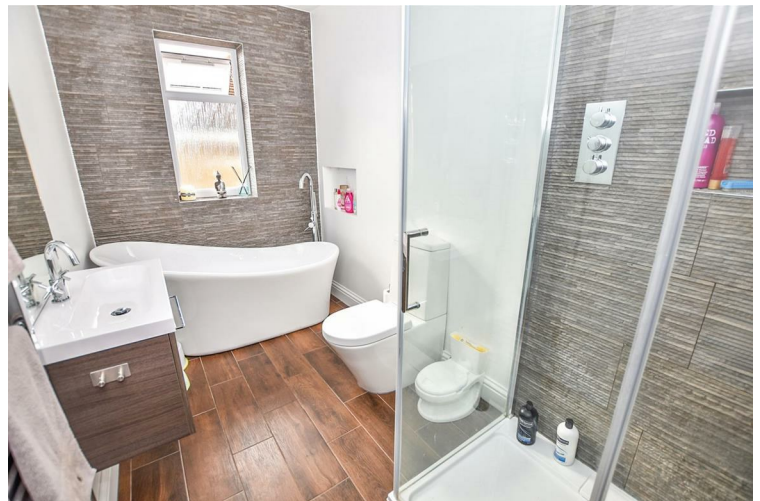
Upvc double glazed bay window to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

### **Bathroom**

**Bedroom One 10'11 x 9'0 (3.33m x 2.74m)**



Upvc double glazed window bay to front aspect, carpet, smooth plastered ceiling, range of fitted wardrobes, radiator, TV and power points.



Upvc double glazed obscure window to side aspect, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights. Modern four piece suite comprising of free standing bath, spacious shower cubicle, wall mounted wash hand basin with chrome mixer tap and drawer underneath, close coupled w.c, heated towel rail.

### **Dressing Room**



Carpet, smooth plastered ceiling inset spotlights, range of fitted wardrobes.

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**Rear Garden approx 50' (approx 15.24m')**



Well maintained landscaped rear garden commencing with raised patio area, stepping down to a further blocked paved patio and decked area, remainder laid to lawn. Gated side access, external lighting and water tap. CCTV surrounding the property.



**Outbuilding 15'9 x 13'0 (4.80m x 3.96m)**



Upvc double glazed french doors, upvc double windows to side and front aspects, laminate wood flooring, smooth ceiling inset lights, Power points.

**Front Garden**




Low level walled frontage, block paved driveway providing ample off street parking, low maintenance astroturf.


**Planning Permission**

The property benefits from full planning consent for a loft extension to create further accommodation. Please see below the approved application reference.

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Ref. No: 20/0158/CLP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	
England & Wales		EU Directive 2002/91/EC 



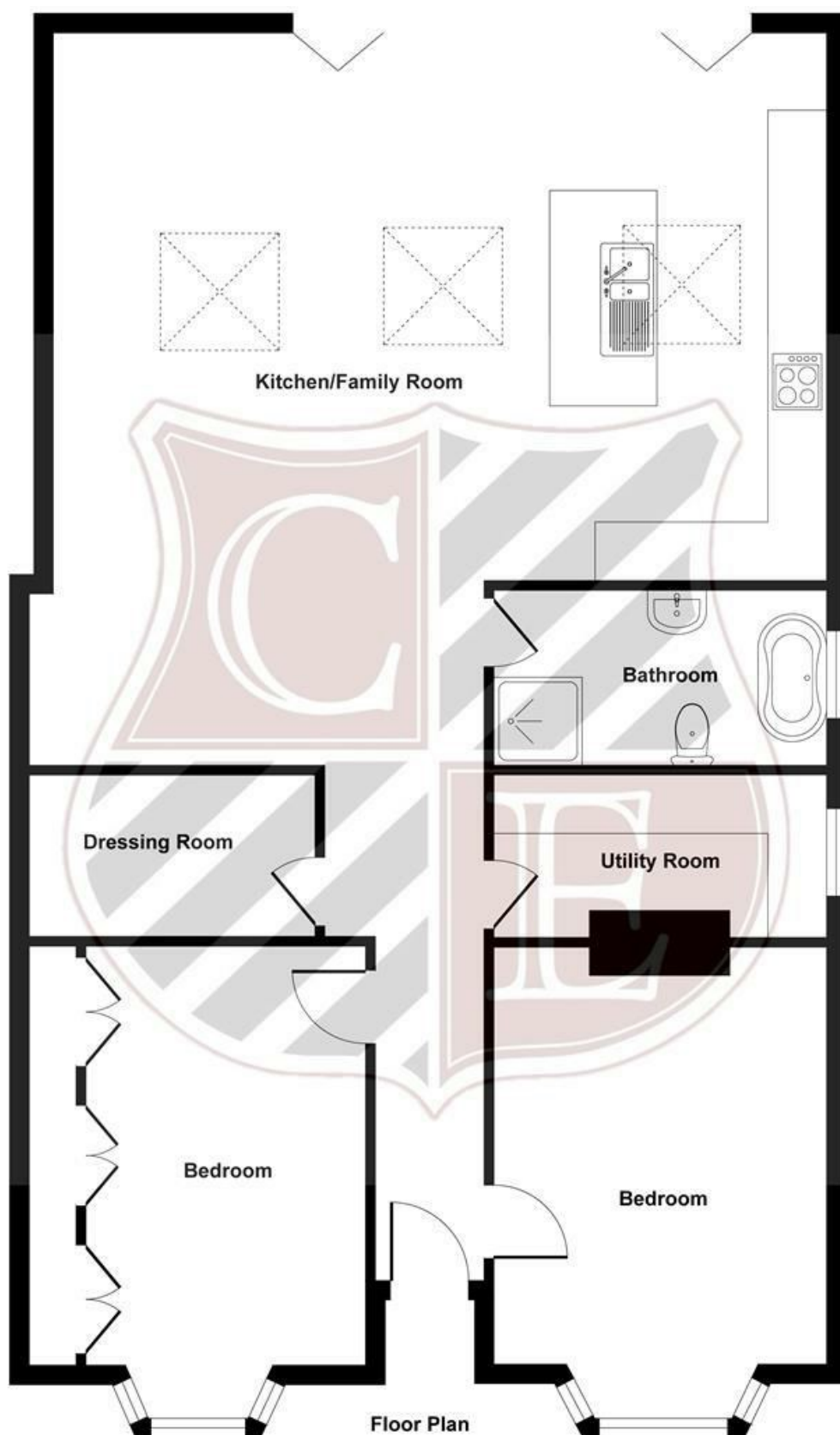


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