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## London Road, Benfleet, SS7 5XP



**GUIDE PRICE £375,000 - £400,000**

Situated on Benfleet's London Road, within easy reach of local shops, schools and other amenities is this two bedroom semi-detached bungalow. With planning permission granted for a loft extension and ground floor improvements under ref: 23/0269/CLP, this home currently benefits from having a 17' 6" lounge; loft room; 40' approx. rear garden; double garage and off street parking for numerous vehicles. EPC rating - D. Our ref: 16041

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# London Road, Benfleet, Essex, SS7 5XP

Accommodation comprises:

Entrance via obscure leadlight door to:

## HALLWAY

Skimmed ceiling. Loft access hatch. Radiator. Laminate wood effect flooring. Doors to:

## LOUNGE 17' 6" x 10' 10" (5.33m x 3.3m)

Skimmed ceiling with spotlight insets. UPVC double glazed window with blind to remain, to front aspect. Ladder style stairs to LOFT ROOM. Feature fireplace with log burner to remain. Radiator. Laminate wood effect flooring.



## KITCHEN 9' 8" x 8' 9" (2.95m x 2.67m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 5 ring gas hob with stainless steel extractor hood over and Neff electric oven under. Space for fridge/freezer. Space for washing machine. Laminate wood effect flooring.



## BEDROOM ONE 13' x 11' 2" (3.96m x 3.4m)

Coved and skimmed ceiling. UPVC double glazed French style doors leading to REAR GARDEN. Radiator.



## BEDROOM TWO 8' 9" x 8' 5" (2.67m x 2.57m)

Coved and skimmed ceiling. UPVC double glazed window with blind to remain, to front aspect. Radiator.



## BATHROOM 5' 7" x 5' 4" (1.7m x 1.63m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin and P-shaped bath with shower over with overhead rainmaker shower head and jet body sprays. Tiled walls. Designer wall radiator. Tiled floor.



**LOFT ROOM**



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a large, block paved driveway providing off street parking for numerous vehicles. Shared access to rear via side gate. Various mature shrubs.



The **REAR GARDEN** measures approx. 40' and commences with block paved patio leading to lawn. Shed to remain. Fencing to all boundaries. Rear access gate to rear access road and GARAGE.



**DOUBLE GARAGE 19' 10" x 14' 8" (6.05m x 4.47m)**

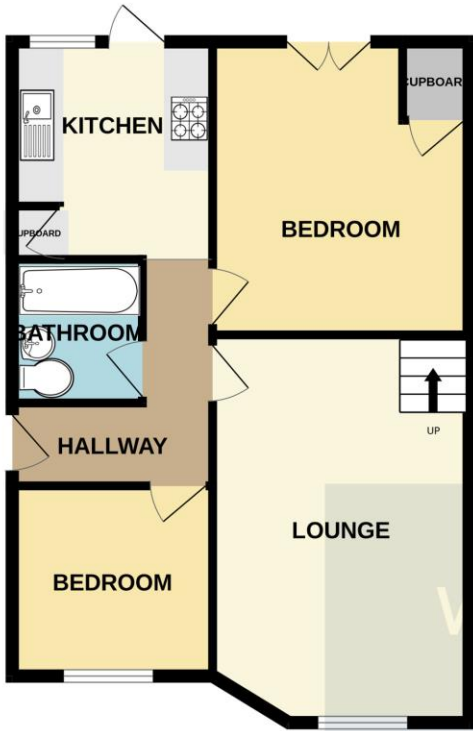
Accessed via Hazlemere Road. With electric up and over door. Two uPVC double glazed windows to rear aspect. UPVC double glazed door to REAR GARDEN.



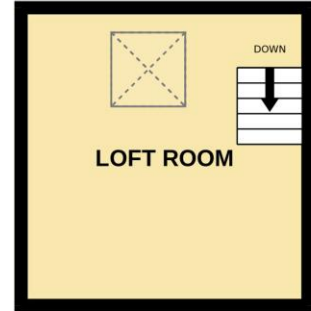
**Agent's Note:**

This property has planning passed for a loft conversion and to open up the ground floor living accommodation, under reference 23/0269/CLP with Castle Point Borough Council.

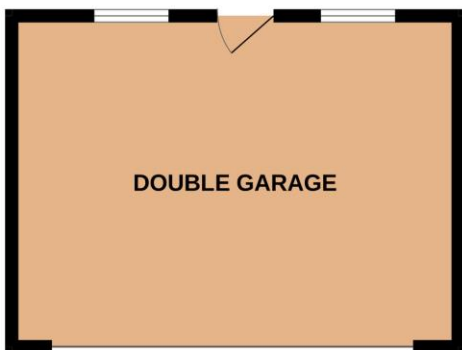
GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1049 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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