

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Barncombe Close, Benfleet, SS7 4AQ



GUIDE PRICE £400,000 - £425,000

Offered for sale with NO ONWARD CHAIN is this two bedroom detached bungalow. Located in a quiet cul-de-sac location, within easy reach of local schools and shops, this extended property benefits from having two reception rooms, modern fitted shower room and an 80' secluded rear garden and has been redecorated with newly fitted carpets.

EPC rating - E. Our ref: 16581

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Barncombe Close, Benfleet, Essex, SS7 4AQ

Accommodation comprises:

Obscured uPVC door to:

RECEPTION HALL 11' 1" x 3' 4" (3.38m x 1.02m)

Coved and skimmed ceiling with loft access hatch, built in storage cupboard, radiator, newly fitted carpet, doors to:

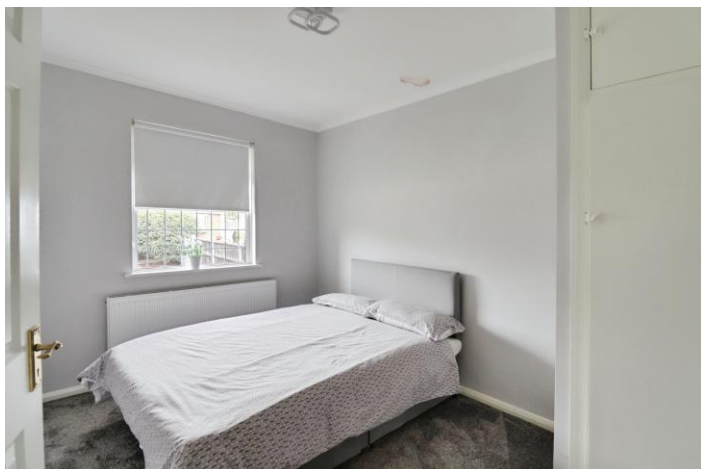
BEDROOM ONE 12' 4" x 9' 8" (3.76m x 2.95m)

Coved and skimmed ceiling, uPVC bay double glazed window to front access, radiator, newly fitted carpet.



BEDROOM TWO 11' 7" x 8' 7" (3.53m x 2.62m)

Coved and skimmed ceiling, uPVC double glazed window to front aspect with blind to remain, built in storage cupboard housing Vaillant gas boiler, radiator.



SHOWER ROOM 6' 8" x 6' 7" (2.03m x 2.01m)

Coved and skimmed ceiling, obscured uPVC window to side aspect, three piece white suite comprising vanity mounted wash hand basin, enclosed WC, double shower cubicle, panelled walls, chrome heated towel rail and laminate tile effect floor.



LOUNGE 14' 1" x 11' 8" (4.29m x 3.56m)

Coved and skimmed ceiling, feature fireplace with wood burner to remain, radiator, open plan to:



DINING ROOM 19' 3" x 8' 9" (5.87m x 2.67m)

Coved and skimmed ceiling, two uPVC double glazed windows to rear aspect overlooking rear garden and uPVC door to rear providing access to rear garden, two radiators, laminate wood effect floor, opening to:



KITCHEN 9' 2" x 6' 10" (2.79m x 2.08m)

uPVC double glazed window to side aspect, range of base and eye level units with roll edge work surfaces and tiled splashbacks, inset stainless steel sink and a half, integrated 4 ring gas hob with extractor hood over, integrated twin electric ovens, space for fridge, wood effect tiled flooring.



OUTSIDE OF PROPERTY:

To the FRONT of the property is a large block paved driveway providing off street parking for two vehicles and access to converted garage, side gate to rear garden, lawned area.

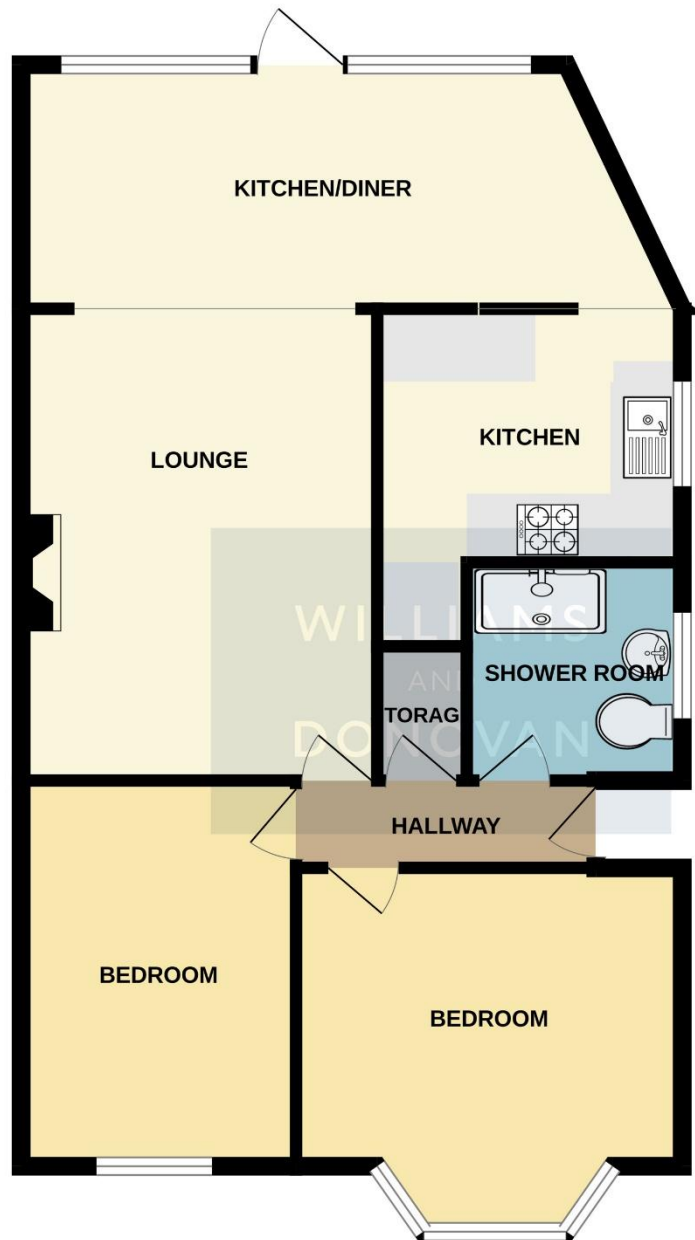
The REAR GARDEN measures approx. 80' and commences with paved patio, leads onto lawned area with pathway to rear further paved patio area accessed via a pergola. Shed at rear to remain. Side access door to converted garage, side gate to front.



CONVERTED GARAGE 16' x 8' 5" (4.88m x 2.57m)

Garage has been converted into a utility/workshop and has uPVC window and door to front providing access to driveway, a uPVC door to garden at side, space and plumbing for washing machine and tumble dryer, power points and lighting.

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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