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today on 01268 777400**



The Dale, Benfleet Guide price £700,000

GUIDE PRICE £700,000 - £725,000 Rarely found in such a prime location, this remarkable 2 DOUBLE BEDROOM BUNGALOW stands out as one of the finest we've encountered in quite some time. This distinguished detached residence boasts exceptional living spaces, including a stunning lounge, spacious and well-appointed L-shaped kitchen/family room, a master bedroom complete with an en suite, a generously proportioned second bedroom, and a stylish bathroom. Adding to its allure, the property features a fantastic, secluded west-facing rear garden and is all located with a sought after cul de sac in the Thundersley Area.

Property Details

ENTRANCE HALL Double glazed entrance door with glazed inserts and side screens leads to the spacious entrance hall with wood flooring. Radiator with cover. Access to the loft. Thermostat for the central heating. Airing cupboard.

LOUNGE 17' 3" x 15' 2" (5.26m x 4.62m) This room has double glazed French doors and full depth adjacent double glazed windows leading to the rear garden. Feature stone fireplace with a gas coal effect fire. Two radiators with covers.

KITCHEN/FAMILY ROOM 20' 11" x 8' 3 max L shaped" (6.38m x 2.51m) This **MAGNIFICENT ROOM** to the rear of the property has 2 sets of double glazed French doors leading to the rear garden. Tiled floor. The kitchen area is well fitted with a range of units at eye and base level with ample granite work surfaces over. Ceramic hob and an oven in a housing unit. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Integrated fridge and freezer. Double glazed window overlooking the rear garden. Two radiators one with a cover.

UTILITY ROOM With a work surface with space and plumbing under for a washing machine and tumble dryer. Double glazed French doors lead to the rear garden. Cupboard housing the gas fired central heating boiler. Tiled floor. Eye level cupboard and shelving.

BEDROOM ONE 16' 11" x 11' 9" (5.16m x 3.58m) This master bedroom has a double glazed bay window to the front aspect, double radiator. A range of fitted wardrobes and matching chest of drawers. Door leads to the:-

ENSUITE With a 3 piece white suite comprising a low level wc with a concealed cistern, wash hand basin with cupboards and drawers under and a large shower tray with enclosure. Electric shaver socket. Radiator. Double glazed obscure window to the side. Fully tiled to all visible walls and floor.

BEDROOM TWO 13' 4" x 11' 2" (4.06m x 3.4m) Double glazed lead light bay window to the front aspect. Radiator. Fitted wardrobes and chest of drawers.

BATHROOM This ample size family bathroom has a 3 piece white suite comprising of a low level with a concealed cistern, vanity wash hand basin with cupboards under. Ample built in storage. Shower bath with an independent shower over and shower screen. Double glazed obscure window to the side. Fully tiled to

all visible walls and floor. Radiator.

STORE ROOM 8' 8" x 7' 11" (2.64m x 2.41m) Originally part of the garage approached via double wooden doors with light and power.

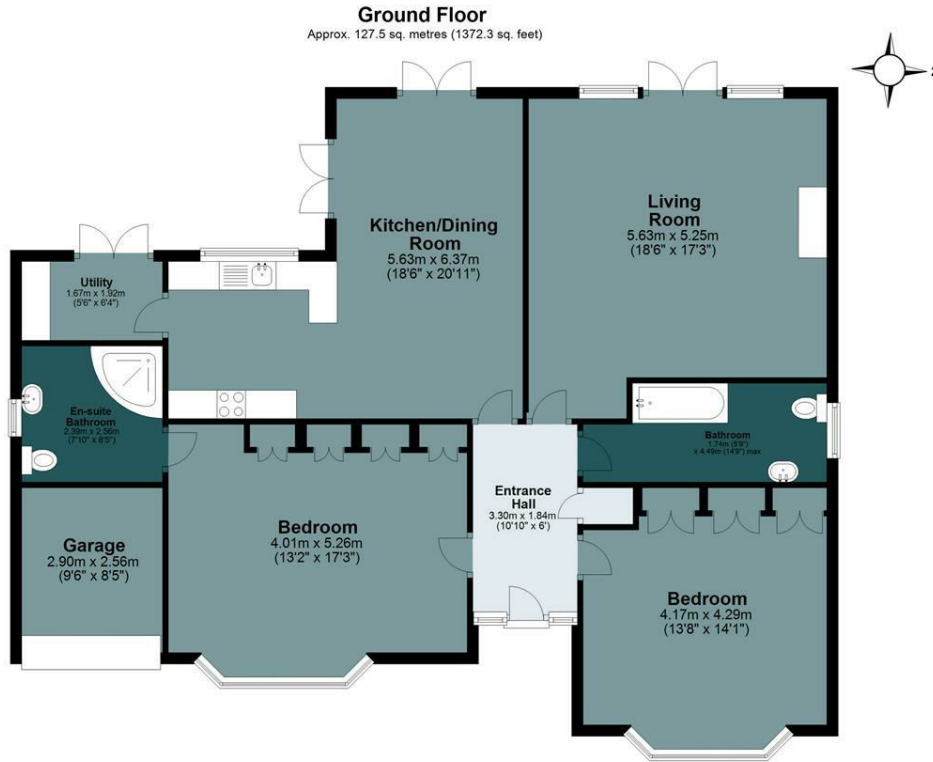
FRONT GARDEN Block paved in grey pavers providing ample off street parking for several vehicles. Remainder is neatly laid to lawn with established shrub borders.

REAR GARDEN

This **SECLUDED WEST BACKING** rear garden is very well stocked with a range of shrubs. Paved patio and pathways. Access to the front of the property at either side. Concealed shed and potting area. Covered storage behind the shed. Outside water supply.

The Dale

Approx. Gross Internal Area 127.5 Sq M (1372.3 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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