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## Prittle Close, Benfleet Guide price £375,000

- CORNER PLOT
- FOUR BEDROOMS
- GARAGE AND PARKING LOCATED AT REAR
- CLOSE TO LOCAL SHOPS AND VIRGN GYM
- NO ONWARD CHAIN
- POTENTIAL FOR EXTENSION STPP
- 25FT LOUNGE/DINER
- CLOSE TO WEST WOOD FOREST
- HUGE POTENTIAL
- GUIDE £375,000 TO £400,000

Welcome to this four bedroom semi detached family home on a vast corner plot with huge potential to extend STPP. The home benefits from spacious living accommodation with the benefit of a garage and parking located to the rear with direct access to the garden. The property is situated with walking distance to West Wood an ancient semi natural woodland and Virgin Gym as well as local shops and fantastic transport links. The home is offered with no onward chain and is on a guide price of £375,000 to £400,000.

### LOUNGE/DINER

25'11 x 16'10 (7.90m x 5.13m)

### KITCHEN

10'3 x 7'11 (3.12m x 2.41m)

### GROUND FLOOR BEDROOM FOUR

11'1 x 10'4 (3.38m x 3.15m)

### UTILITY ROOM

11'1 x 4'5 (3.38m x 1.35m)

### BEDROOM ONE

13'2 x 8'7 (4.01m x 2.62m)

### BEDROOM TWO

12'8 x 7'8 (3.86m x 2.34m)

### BEDROOM THREE

8'10 x 8'2 (2.69m x 2.49m)

### BATHROOM

7'6 x 6'6 (2.29m x 1.98m)

### REAR GARDEN

### GARAGE

16'5 x 9'2 (5.00m x 2.79m)

### CORNER PLOT FRONT GARDEN



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



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