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today on 01268 777400**



Clifton Walk, Benfleet £280,000

Guide Price: £280,000 - £300,000

This property is perfect for first-time buyers or families eager to step onto the property ladder. The accommodation includes a welcoming hallway with ample storage, a downstairs WC, a kitchen, dining room, and a spacious living room leading to a large rear garden, with access to the garage.

Upstairs, there are three generously sized bedrooms and a family bathroom.

The location is excellent, just a stone's throw from Kents Hill Infant & Junior School, with easy access to main roads, shops, bus routes, and within walking distance to Benfleet Station.

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Property Details

Entrance Hall

15'3" x 8'11" (4.65m x 2.72m)

WC

5'2" x 2'11" (1.58m x 0.89m)

Kitchen

9'8" x 7'8" (2.97m x 2.36m)

Dining Room

9'9" x 11'10" (2.98m x 3.62m)

Living Room

11'9" x 10'9" (3.59m x 3.30m)

Landing

3'10" x 6'7" (1.17m x 2.01m)

Bedroom 1

9'9" x 6'11" (2.99m x 2.11m)

Bedroom 2

9'10" x 12'9" (3.01m x 3.90m)

Bedroom 3

11'10" x 10'9" (3.63m x 3.30m)

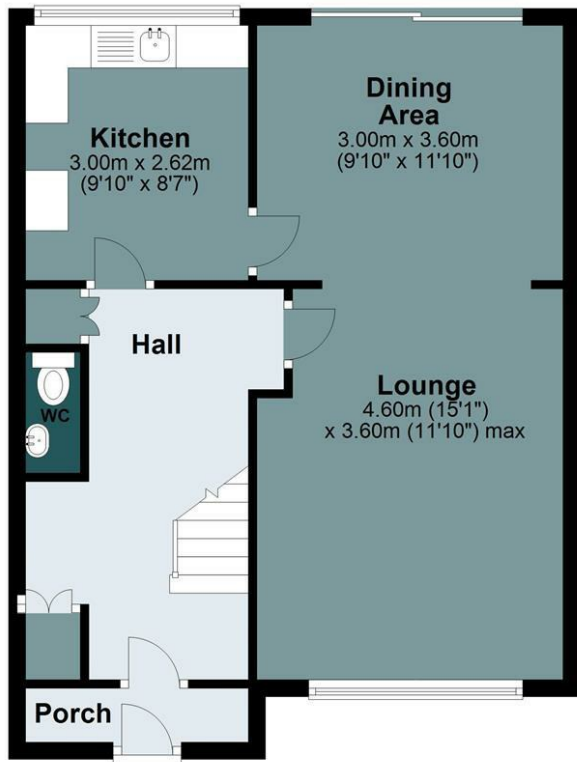
Bathroom

7'10" x 5'9" (2.41m x 1.77m)

Garden

Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



First Floor

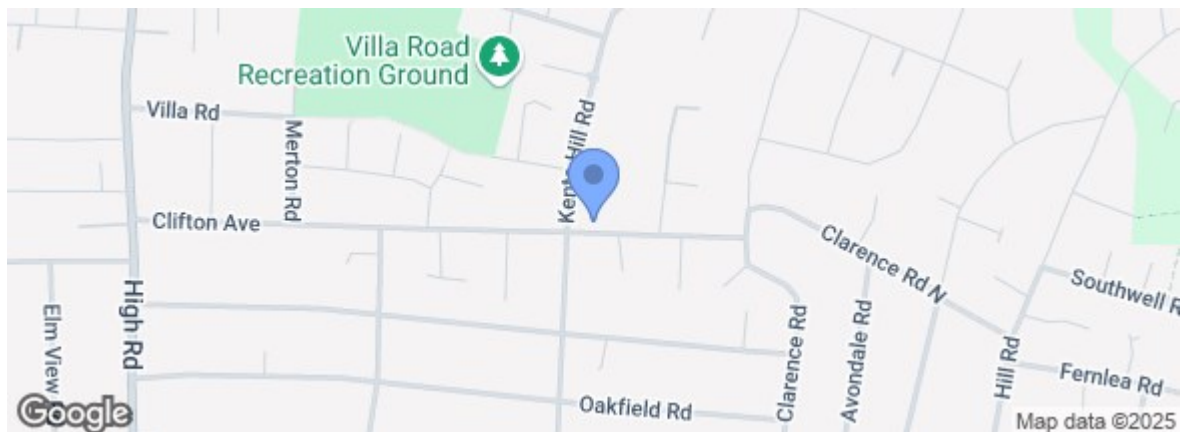
Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

Clifton Walk, Benfleet

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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