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Woodham Park Drive, Benfleet Offers in excess of £450,000

A beautifully modern and extended three-bedroom semi-detached family home, finished to an immaculate standard throughout.

The property features a luxury fitted kitchen/breakfast room, spacious lounge, and an impressive open-plan family/dining room to the rear. Additional benefits include a ground floor cloakroom, luxury fitted bathroom, converted garage and off street parking.

Ideally located in a highly sought-after area within walking distance of local amenities and Benfleet Train Station.

ENTRANCE**LOUNGE**

15'3" x 14'9" (4.67m x 4.52m)

FITTED KITCHEN

16'4" x 14'9" (4.98m x 4.50m)

OPEN PLAN DINING ROOM

13'1" x 8'0" (3.99m x 2.44m)

GROUND FLOOR CLOAKROOM

4'11" x 3'8" (1.52m x 1.12m)

LANDING**MASTER BEDROOM**

12'7" x 12'4" (3.84m x 3.76m)

BEDROOM TWO

11'1" x 10'7" (3.40m x 3.25m)

BEDROOM THREE

11'8" x 6'7" (3.58m x 2.03m)

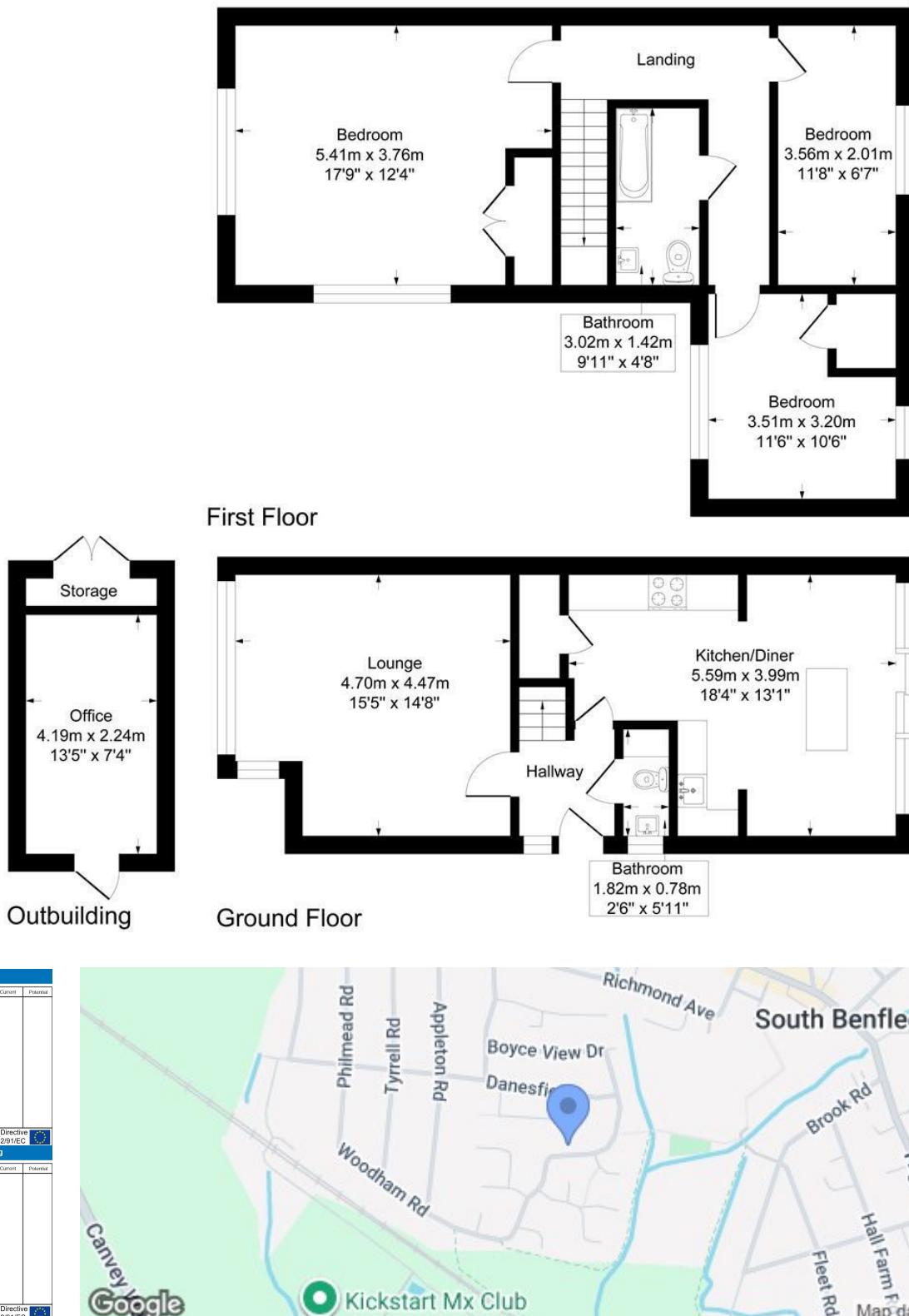
BATHROOM

8'7" x 4'7" (2.64m x 1.42m)

REAR GARDEN**OFFICE/GARAGE**

Woodham Park Drive

Approximate Gross Internal Floor Area = 121.6 sq m / 1309 sq ft



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			
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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