

**To arrange a viewing contact us
today on 01268 777400**



Kingsley Lane, Benfleet Offers in excess of £525,000

GUIDE PRICE £525K-£545K THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN.

Aspire are pleased to market this property in the sought after Benfleet location, close to both local amenities and travel routes it is primely located, as well as being only a short walk from Thundersley Common. The property itself boasts three double bedrooms with the master having an En-suite, shower room, separate living room and dining room/conservatory, a kitchen and utility room. Don't miss the chance to view this home in person.

ENTERANCE

Side aspect UPVC double glazed front door with patterned window enters into hallway, plastered ceiling with overhead lighting, access to loft hatch, radiator, airing cupboard and carpeted flooring.

Doors leading to:

BEDROOM ONE

Plastered ceiling with overhead lighting, front aspect UPVC double glazed bay window, fitted wardrobe and makeup desk with storage, radiator and carpeted flooring.

Door leading to En-suite:

Three piece en-suite with a skimmed ceiling, spot lighting, heated towel rack, shower, floor to ceiling tiled walls, front aspect UPVC double glazed obscured window, wall mounted vanity mirror, W/C and basin unit with storage and tiled flooring.

BEDROOM TWO

Plastered ceiling with overhead lighting, side aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM THREE

Plastered ceiling with overhead lighting, side aspect UPVC double glazed window, radiator and carpeted flooring.

BATHROOM

Skimmed ceiling with spot lighting and extraction fan, floor to ceiling tiling, side aspect UPVC double glazed obscured window, heated towel rack, wall mounted vanity mirror, W/C and basin unit with storage, and tiled flooring.

UTILITY ROOM

Plastered ceiling with overhead lighting, side aspect UPVC double glazed window, eye level storage units, splash back tiling, radiator, space for freezer, tumble drier and under counter fridge or freezer, wood effect flooring.

LOUNGE

Plastered ceiling with overhead lighting, rear aspect UPVC double glazed French doors with side panel windows, radiators and carpeted flooring.

Opening leading to:

KITCHEN

Plastered ceiling with spot lighting and extractor fan, radiator and wood effect flooring. Kitchen comprises of a range of base and eye level units with marble effect veneer counter tops, integrated sink drainer, gas hob with extractor unit above, oven and warmer draw, under counter fridge and a dish washer.

Opening leading to:

CONSERVATORY

Polycarbonate roof, UPVC double glazed windows to rear and side aspects atop a knee height wall, UPVC double glazed French doors opening onto the patio, UPVC double glazed back door, three radiators, power outlets and lighting and wood effect flooring.

GARAGE

Has electric and lighting, an up and over garage door and also houses the boiler and fuse box.

GARDEN

Roughly 80ft South facing rear garden with patio area leading from lounge and conservatory, side access to the property and garage. Step up to raised patio area, patio at the rear of the garden with 2 sheds to remain, rest laid to lawn with flower bed on either side.

Ground Floor

Approx. 115.5 sq. metres (1243.7 sq. feet)



Total area: approx. 115.5 sq. metres (1243.7 sq. feet)

Kingsley Lane

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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