

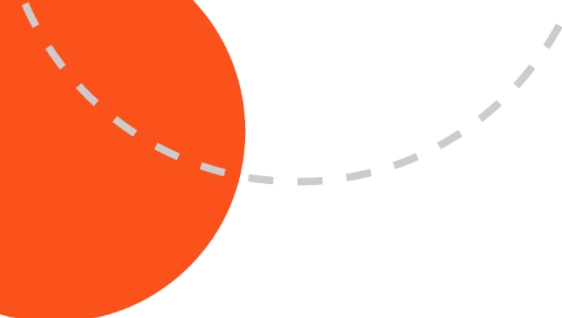


Clifton Close, South Benfleet, Essex, SS7 1DJ

2 bed semi detached bungalow / **Guide Price** £350,000 - £375,000 / t. 01702 555888

**amos**

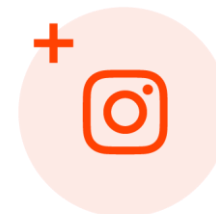




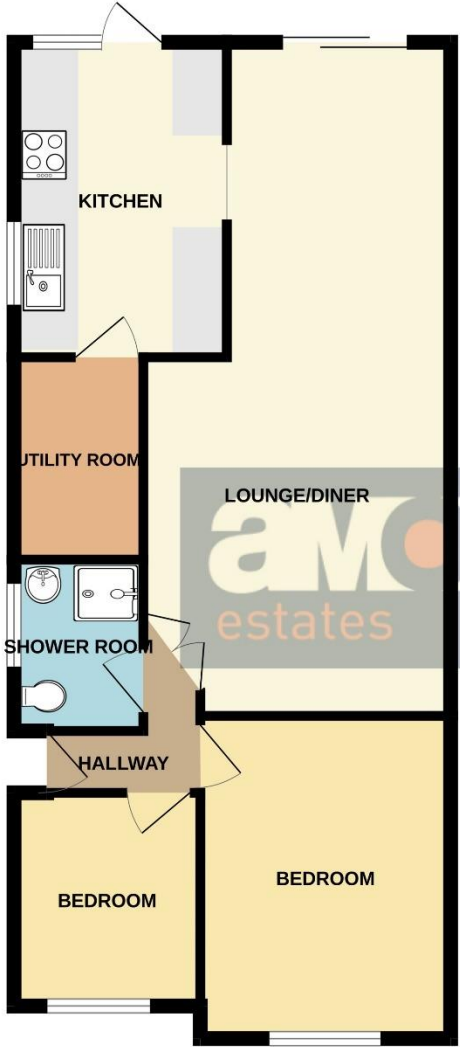
Offered with no onward chain in the quiet cul de sac in South Benfleet is this extended **two bedroom** semi detached bungalow with a lovely rear garden measuring in excess of 100ft. Having large lounge/diner, well fitted kitchen, utility room, good size bedrooms and a modern shower room together with ample off street parking to front. Also benefiting from double glazing throughout and gas central heating via combination boiler.

Situated in this popular and convenient location within South Benfleet, a short distance from local shops, amenities and supermarkets whilst also having transport links within easy access. Excellent local schools can also be found nearby, the property being within the Kents Hill Academy and King John school catchments. Viewings advised.

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## Highlights

- / Extended Two Bedroom Semi Detached Bungalow**
- / Large Lounge/Diner**
- / Kitchen**
- / Utility Room**
- / Good Size Bedrooms**
- / Modern Shower Room**
- / Rear Garden Measuring In Excess of 100ft**
- / Off Street Parking**
- / Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / No Onward Chain**
- / Quiet Cul De Sac Within South Benfleet**
- / Close To Transport Links**
- / Kents Hill Academy & King John School Catchments**
- / Easy Reach Of Shops, Amenities & Supermarkets**

Entrance door opening to:

**Entrance Hall** \ Fitted carpet, radiator, loft access hatch, doors to accommodation off.

**Lounge/Diner 26'9 x 12'10 Max** \ Fitted carpet, radiator, power points, T.V point, wall light points, feature fireplace housing gas fire, corner display shelf, double glazed sliding patio doors to rear leading to garden, recessed storage area with display shelving above, doorway leading to:

**Kitchen 12'6 x 8'5** \ Double bowl sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Hotpoint double oven, inset four ring gas hob, space and plumbing for dishwasher, double glazed windows to side and rear, obscure double glazed door leading to garden, power points, wood effect flooring, radiator, mostly tiled walls, door leading to:

**Utility Room 7'9 x 5'6** \ Space and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, fitted carpet, power points, wall mounted combination boiler.

**Bedroom One 12'11 x 9'11** \ Double glazed leadlight bay window to front, fitted carpet, radiator, power points, fitted wardrobes, overhead units and bedside cabinets.

**Bedroom Two 8'4 x 7'5** \ Double glazed leadlight window to front, fitted carpet, power points, radiator, fitted wardrobes and overhead storage.

**Shower Room** \ Modern three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, wall hung vanity wash basin with chrome mixer tap and storage below, push button w.c, obscure double glazed window to side, extractor, inset spotlights, wood effect flooring, fully tiled walls.



**Rear Garden** \ The property benefits from this lovely rear garden measuring in excess of 100ft in depth. Commencing with elevated patio with awning providing outside seating area with steps down to the remainder which is mainly laid to established lawn, patio continuing to side of property, timber shed, fencing to borders, side access to front via wrought iron gate, outside tap.

**Front Garden** \ Driveway providing off street parking with lawned area adjacent.



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