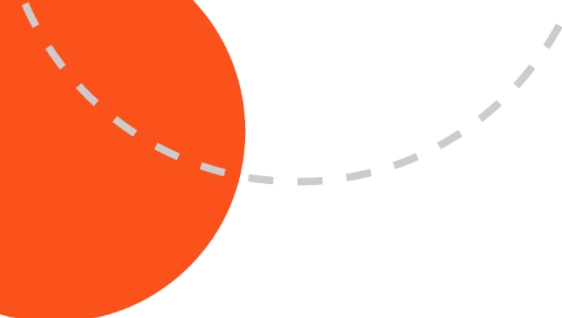




Bartley Road, Benfleet, Essex, SS7 4DB

3 Bed Semi Detached House / Guide Price £450,000 - £475,000 / t. 01702 555888





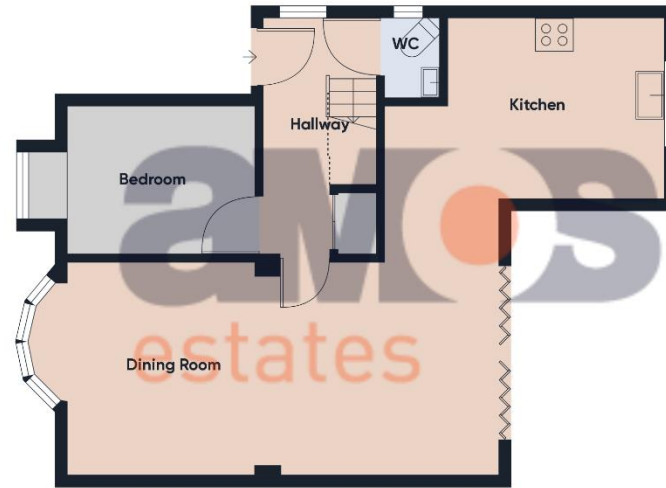
A beautifully presented three bedroom semi detached home in this popular turning within Benfleet. Boasting large lounge/diner, stunning fitted kitchen, ground floor bedroom and ground floor w.c together with two good size bedrooms and a modern shower room to the first floor. Outside there is a lovely landscaped rear garden and driveway to front providing off street parking. Also benefiting from gas central heating and upvc double glazing throughout.

Situated in this convenient location with local shops, amenities and supermarkets close by whilst having transport links via bus routes, major trunk roads and Benfleet mainline station within easy reach. Excellent local schools can also be found nearby, the property being within the Appleton school catchment. Call now to book your viewing!

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A space to call home.



Floor 0



Floor 1



Approximate total area⁽¹⁾

918.59 ft²
85.34 m²

Reduced headroom

19.16 ft²
1.78 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Three Bedroom Semi Detached Home**
- / Large Lounge/ Diner measuring 25'2 into bay 11'5**
- / Stunning Fitted Kitchen Measuring 18'8 x 9'9 Plus Recess**
- / Bedroom One 16'6 Plus Wardrobe Depth x 10'3 Max**
- / Bedroom Two 11'6 x 9'3 Plus Wardrobe Depth**
- / Ground Floor Bedroom Three 10'3 x 7'6**
- / Luxury Three Piece Shower Suite**
- / Bi-fold doors leading to Landscaped Rear Garden**
- / Convenient Location with Local Shops, Amenities and Supermarkets Close By**
- / Transport Links Via Bus Routes, Major Trunk Roads and Benfleet Mainline Station within Easy Reach.**
- / Excellent Local Schools**

Upvc obscure double glazed leadlight entrance door opening to:

Entrance Hall \ Upvc double glazed leadlight window to side, laminate flooring, radiator, understairs storage cupboard, smooth plastered and coved ceiling with inset spotlights, alarm keypad, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

Lounge/Diner 25'2 Into Bay x 11'5 \ Upvc double glazed leadlight bay window to front, laminate flooring, two radiators, smooth plastered and coved ceiling with inset spotlights, T.V point, bi-fold doors leading to garden, wall light points, open plan to:

Kitchen 18'8 x 9'9 Plus Recess \ Stunning fitted kitchen comprising ceramic double bowl sink and drainer unit inset into range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, inset Neff induction hob with extractor over, integrated Neff double oven, breakfast bar facility, roof lantern, upvc double glazed window to rear, power points, laminate flooring, radiator, under cupboard lighting, USB charging points, heater to plinth.

Ground Floor Bedroom Three 10'3 x 7'6 \ Upvc double glazed leadlight bay window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled floor and walls, extractor, upvc obscure double glazed leadlight window to side, heated towel radiator.





Landing \ Fitted carpet, smooth plastered ceiling with inset spotlights, doors to accommodation off.

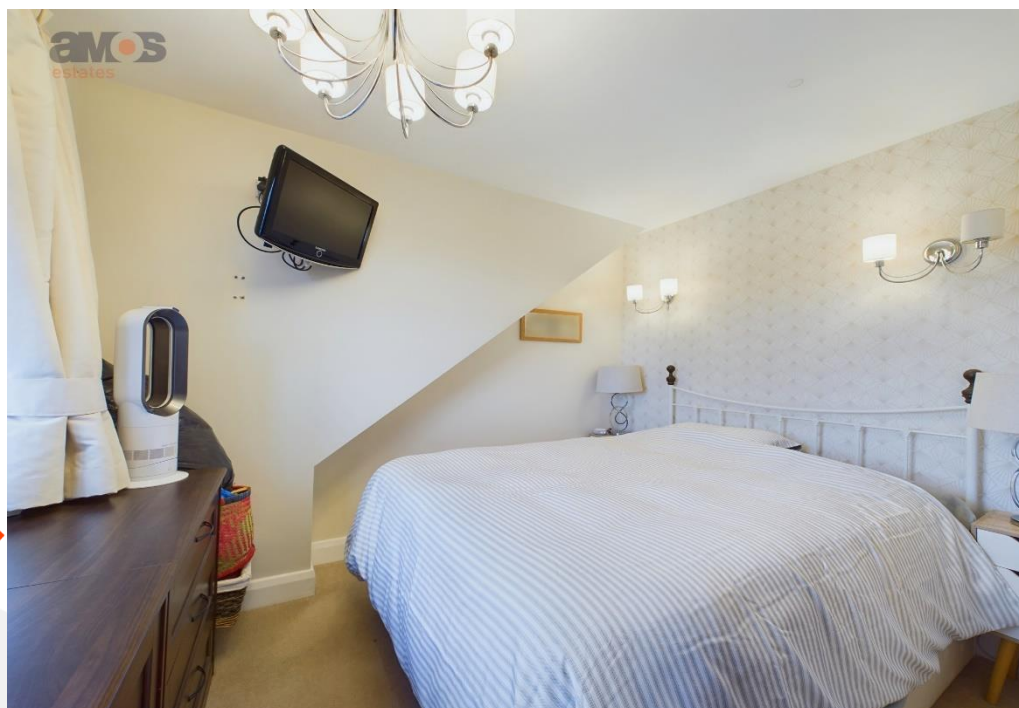
Bedroom One 16'6 Plus Wardrobe Depth x 10'3 Max \ Upvc double glazed leadlight windows to rear, fitted carpet, radiator, power points, fitted wardrobes.

Bedroom Two 11'6 x 9'3 Plus Wardrobe Depth \ Upvc double glazed leadlight window to front, fitted carpet, radiator, power points, fitted wardrobes, smooth plastered ceiling, eaves storage.

Shower Room \ Luxury three piece suite comprising large shower cubicle with drench style showerhead and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled floor and walls, towel radiator, smooth plastered ceiling with inset spotlights, shaver point, upvc obscure double glazed leadlight window to side, extractor.

Rear Garden \ The property benefits from a beautiful landscaped rear garden commencing with elevated decking with steps down to patio whilst the remainder is mainly laid to established lawn with well stocked flower beds surrounding, further patio to far rear, timber shed, fencing to borders, side access to front via timber gate.

Front Garden \ Block paved driveway providing off street parking.





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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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