

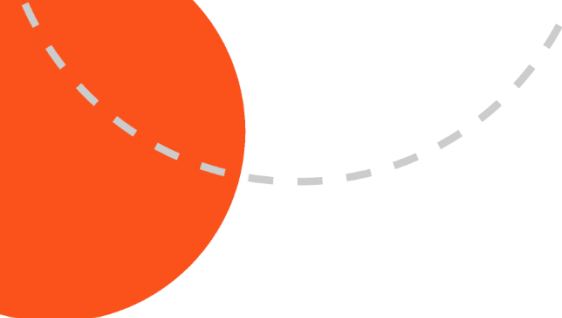


Overton Road, Benfleet, Essex, SS7 4DP

3 bed semi detached house / £350,000 / t. 01702 555888

amos





Offered with no onward chain in this popular Benfleet turning is this good size **three bedroom** semi detached family home, ideal for anyone looking to put their stamp on their new home. Having large lounge, spacious kitchen/diner and ground floor w.c together with generous size bedrooms and a modern three piece shower room. Outside there is a low maintenance south facing rear garden with off street parking and garage with rear vehicular access. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

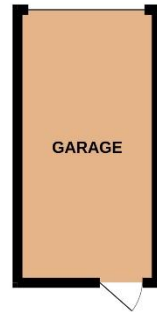
Situated in this convenient location within easy reach of local shops, amenities and Woodside playing fields whilst also having major trunk roads, bus routes and Benfleet Station within easy access. Excellent local schools can also be found nearby, the property being within the Appleton catchment. Call now to book your viewing!

Find us on

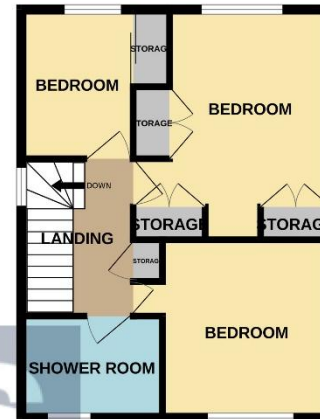


**A space to
call home.**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Good Size Three Bedroom Semi Detached Family Home**
- / No Onward Chain**
- / Lounge**
- / Spacious Kitchen/Diner**
- / Ground Floor W.C**
- / Generous Size Bedrooms**
- / Modern Shower Room**
- / Low Maintenance South Facing Garden**
- / Garage & Off Street Parking With Rear Vehicular Access**
- / Upvc Double Glazing**
- / Gas Central Heating Via Combination Boiler**
- / Popular Location**
- / Appleton School Catchment**
- / Close To Shops, Amenities & Woodside Park**
- / Transport Links Within Easy Reach**
- / Viewings Advised**

Obscure double glazed entrance door to:

Entrance Hall \ Fitted carpet, radiator, storage cupboard housing wall mounted combination boiler, further storage cupboards, carpeted stairs to first floor accommodation, doors to accommodation off:

Lounge 18'6 x 10'6 reducing to 8'5 \ UPVC double glazed window to rear with UPVC double glazed sliding patio doors adjacent leading to rear garden, two radiators, TV point, power points.

Kitchen/Diner 13'5 x 9'10 \ Stainless steel sink and drainer unit inset into a range of roll edged work tops with cupboard and drawers beneath and matching eye level units, space for cooker, space and plumbing for washing machine, further appliance space, UPVC double glazed window to front, power points, vinyl flooring, radiator, storage cupboard.

Ground Floor W.C. \ Two piece suite comprising low flush W.C., wall hung wash basin with chrome controls and tiled splashback, UPVC obscure double glazed window to side, radiator.

Landing \ Fitted carpet, cupboard with shelving, loft access hatch, UPVC double glazed window to side, doors to accommodation off:

Bedroom One 13'11 x 9'8 plus door recess \ UPVC double glazed window to rear, fitted carpet, radiator, power points, ample fitted wardrobes.

Bedroom Two 10'5 x 9'10 plus door recess \ UPVC double glazed window to front, fitted carpet, radiator, power points.

Bedroom Three 8'4 x 6'4 plus wardrobe depths \ UPVC double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes.



Shower Room 8'3 x 5'4 \ Modern three piece suite comprising large walk in shower unit with drench style shower head above and separate handheld attachment, push button W.C., vanity wash basin with chrome mixer tap and storage below, attractive tiling to shower surround and half tiled to remaining walls, UPVC obscure double glazed window to front, heated towel radiator.

Rear Garden \ A lovely south backing rear garden commencing with area laid to patio with lawned area adjacent and well stocked flower beds surrounding, large expanse of concrete providing off street parking with rear vehicular access via timber double gates to and from Overton Way, screen panelled fencing to borders, side access to front via timber gates with outside tap, access to garage.

Garage \ Up and over door to rear, personal door to and from garden, power and light connected.

Front Garden \ Mainly laid to established lawn with well stocked flower beds surrounding, and pathway to property. Potential for further off street parking if so desired (subject to permission for a drop down kerb).







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

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