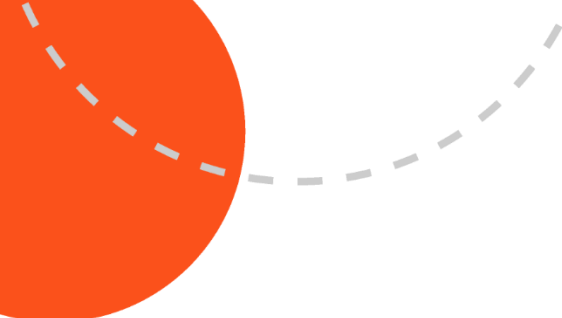




Clarence Road, South Benfleet, Essex, SS7 1DF
3 bed detached bungalow / **Guide Price** £475,000 - £500,000 / t. 01702 555888

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Situated in this popular South Benfleet location is this generously size **three bedroom** detached bungalow with a lovely west facing rear garden. Boasting large lounge/diner, kitchen, good size bedrooms and a luxury three piece shower room together with garage and plenty of off street parking via sweep in and out driveway. Offered with no onward chain.

Ideally located within easy reach of local transport links including Benfleet mainline station with direct routes into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the Kents Hill Primary and King John school catchments. Local shops, supermarkets and amenities are also a short distance away. A spacious bungalow with excellent potential for re-development (stpp), call now to book your viewing!

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A space to call home.

GROUND 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

- / **Spacious Three Bedroom Detached Bungalow**
- / **Large Lounge/Diner**
- / **Kitchen**
- / **Good Size Bedrooms**
- / **Luxury Shower Room**
- / **West Facing Rear Garden Measuring Approximately 70ft**
- / **Garage**
- / **Ample Off Street Parking Via Sweep In & Out Driveway**
- / **Prime South Benfleet Location**
- / **Easy Reach of Benfleet Mainline Station**
- / **Kents Hill Primary & King John School Catchments**
- / **Excellent Potential For Re-Development (stpp)**
- / **No Onward Chain**
- / **Viewings Advised**

Upvc double glazed leadlight entrance door opening to:

Entrance Porch \ Upvc double glazed leadlight windows to side and front, wall light point, entrance door to:

Entrance Hall \ Laminate flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, loft access hatch, two storage cupboards, doors to accommodation off.

Lounge/Diner 25'4 x 19'5 'L' Shaped Maximum Measurements \ Fitted carpet, three radiators, T.V points, power points, double glazed window to side, smooth plastered and coved ceiling, wall light points, windows to rear with central french doors leading to garden, door to:

Kitchen 11'3 x 8'7 \ Ceramic 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, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge and freezer, inset Siemens four ring gas hob with extractor above, integrated Bosch double oven, tiled walls, power points, smooth plastered ceiling, tiled effect flooring, double glazed window to rear and double glazed door to side leading to garden.

Bedroom One 14'4 Into Bay x 11'10 \ Upvc double glazed leadlight bay window to front, laminate flooring, radiator, power points, fitted wardrobes and dresser unit, smooth plastered and coved ceiling with inset spotlights.

Bedroom Two 12'11 Into Bay x 11'4 \ Upvc double glazed leadlight bay window to front, laminate flooring, radiator, power points, fitted wardrobes, smooth plastered and coved ceiling.

Bedroom Three 10'1 x 8' \ Double glazed window to rear, laminate flooring, radiator, power points, fitted wardrobes housing boiler, smooth plastered and coved ceiling.



Shower Room 8'7 x 7'11 Max \ Modern three piece suite comprising shower cubicle with shower above, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

Rear Garden \ The property benefits from a lovely west facing rear garden measuring approximately 70ft in depth. Commencing with large expanse of patio providing excellent outside seating facility whilst the remainder is mainly laid to established lawn with well stocked flowerbeds, shrubs and plants surrounding, pond, fencing to borders, timber shed, side access to front, access to garage.

Garage 26'5 x 8'3 \ Electric up and over door to front, personal door to and from garden, lighting.

Front Garden \ Large block paved sweep in and out driveway providing ample off street parking with retaining brick wall to front.









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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.

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