



Southwold Crescent, Benfleet, Essex, SS7 5SW

2/3 bedroom semi-detached bungalow / £400,000 / t. 01702 555888





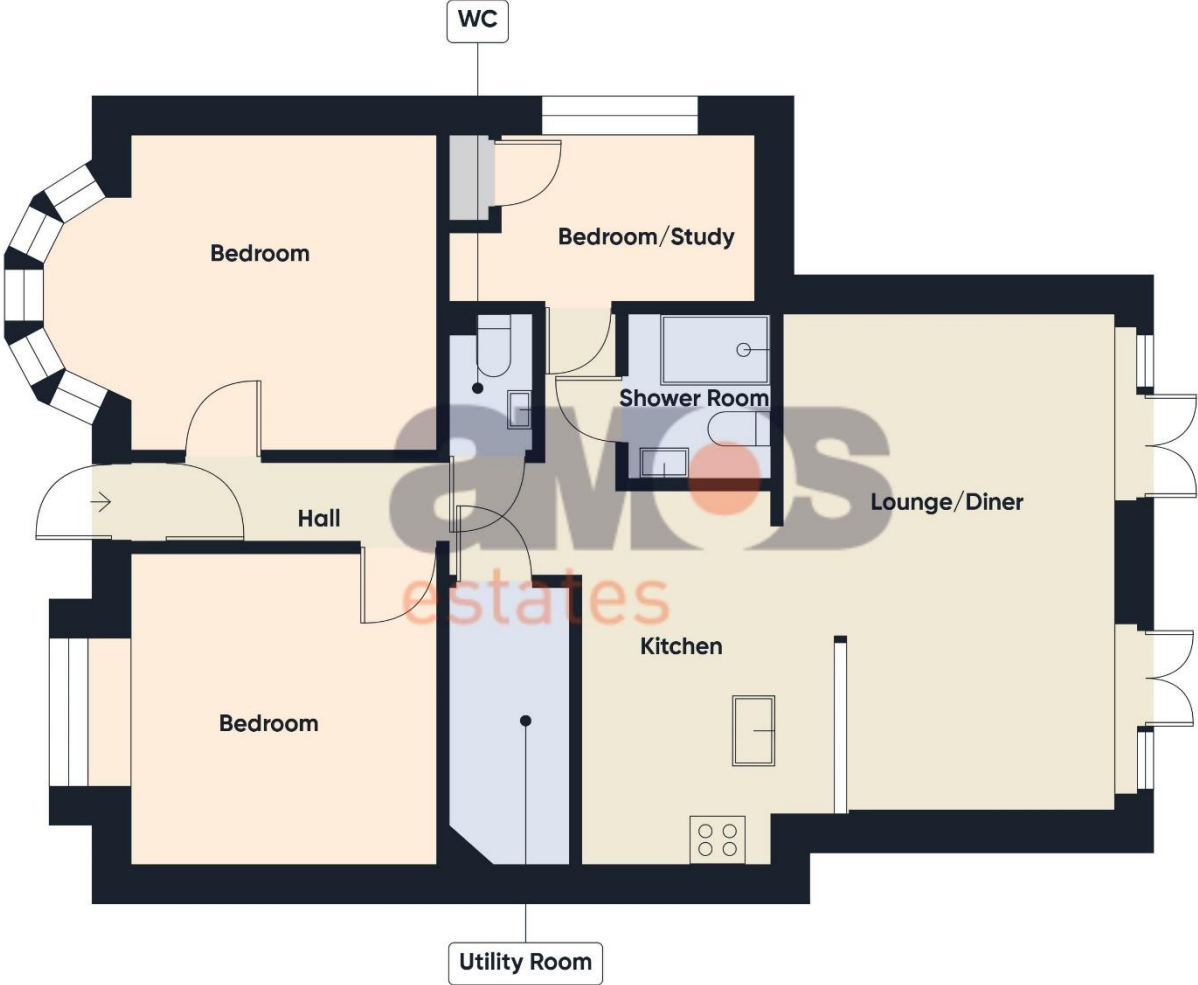
An extended, **two/three bedroom** semi detached bungalow in excellent condition throughout, situated in this popular turning within Benfleet. Boasting modern fitted kitchen open plan to large lounge/diner, utility room, two double bedrooms and a further single bedroom/study, luxury shower room and separate W.C. Outside there is a beautifully landscaped rear garden and ample off street parking to front.

Situated in this quiet turning within easy reach of local shops, amenities and supermarkets whilst also having transport links close by. Excellent local schools are also a short distance away, the property being within the Kents Hill Primary and Appleton school catchment. Don't miss out, call now to book your viewing!

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call home.



Approximate total area⁽¹⁾
788 ft²
73.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360





Highlights

- / Extended Two/Three Bedroom Semi Detached Family Home**
- / Well Fitted Kitchen Open Plan To Lounge/Diner**
- / Utility Room**
- / Two Double Bedrooms & Further Single/Study**
- / Modern Shower Room**
- / Separate W.C**
- / Beautifully Landscaped Rear Garden**
- / Ample Off Street Parking**
- / Well Presented Accommodation**
- / Sought After Turning Within Benfleet**
- / Easy Reach of Transport Links**
- / Kents Hill Primary & Appleton School Catchments**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Viewings Advised**

Upvc double glazed entrance door opening to:

**Entrance Porch **

Upvc obscure double glazed entrance door opening to:

**Entrance Hall **

Laminate flooring, radiator, alarm keypad, smooth plastered and coved ceiling, thermostat control, loft access hatch with drop down ladder (we are advised the loft is mostly boarded), open to kitchen and doors to remaining accommodation.

**Kitchen 12'11 x 8'10 **

Well fitted kitchen comprising double bowl sink and drainer unit with mixer tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, mostly tiled flooring, tiled splashbacks, vertical radiator, space for fridge/freezer, smooth plastered and coved ceiling with inset spotlights, wine rack, open plan to:

**Lounge/Diner 17'4 x 11'4 **

Laminate flooring, two radiators, power points, T.V point, two sets of upvc double glazed French doors to rear leading to garden, smooth plastered and coved ceiling with inset spotlights.

**Utility Room 9'11 x 4'1 **

Roll edge worktops with cupboards below and above, space and plumbing for washing machine and tumble dryer, further appliance spaces, power points, tiled splashbacks, tiled flooring, smooth plastered and coved ceiling, radiator.







**Bedroom One 13'9 Into Bay x 11'2 **

Upvc double glazed bay window to front, fitted carpet, wall light points, two radiators, power points, smooth plastered and coved ceiling.

**Bedroom Two 11' x 11' **

Upvc double glazed window to front, fitted carpet, radiator, power points, fitted wardrobes, smooth plastered and coved ceiling.

**Bedroom Three/Study 9'1 x 5'11 **

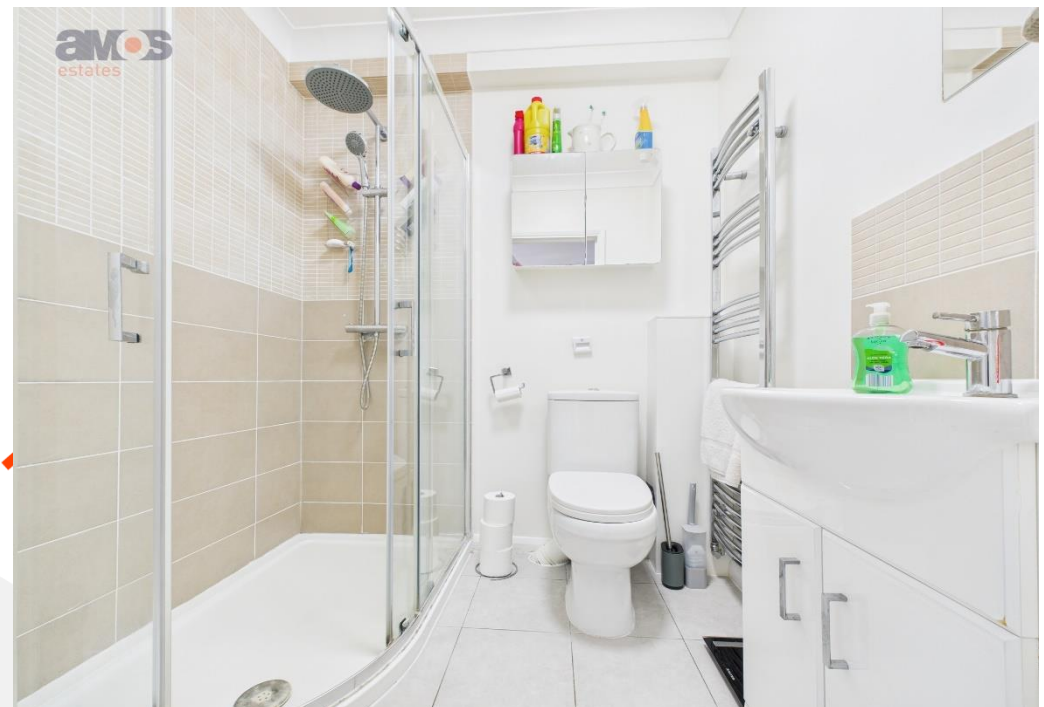
Upvc double glazed window to side, laminate flooring, radiator, power points, smooth plastered and coved ceiling, storage cupboard housing combination boiler.

**Shower Room 6'1 x 5'3 **

Modern three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, push button W.C, vanity wash basin with chrome mixer tap, tiled splashback and storage below, tiled to shower surround, tiled flooring, heated towel radiator, smooth plastered and coved ceiling, extractor.

**Separate W.C **

Two piece suite comprising push button W.C, wall hung wash basin with chrome mixer tap and tiled splashback, heated towel radiator, tiled flooring, smooth plastered and coved ceiling, extractor.



**Rear Garden **

A beautifully landscaped rear garden with ample patio areas providing outside seating facilities, central established lawn, numerous well stocked flowerbeds, fencing to borders, timber shed, outside tap, outside power points, outside lighting, large sideways with wrought iron gates leading to front.

**Front Garden **

Large paved driveway providing ample off street parking with flowerbed adjacent.





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