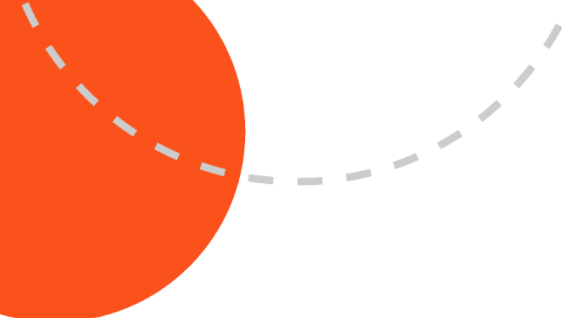




Croft Road, Benfleet, Essex, SS7 5RQ

3 bedroom semi-detached chalet bungalow / £375,000 / t. 01702 555888





We are delighted to bring to the market this immaculately presented **three bedroom** semi detached chalet bungalow in this convenient turning within Benfleet. Boasting spacious living areas, luxury fitted kitchen and modern family bathroom suite together with two bedrooms to the ground floor and a further bedroom to the first floor. Step outside and you'll find a beautiful secluded rear garden measuring in excess of 100ft, garage and off street parking to front.

Situated in this popular location a stone's throw from Appleton School, a short walk from Tarpots shopping facilities whilst also being within easy reach of major trunk roads, bus routes and Benfleet mainline station with direct routes into London Fenchurch Street. With great potential for further extension (subject to the necessary consent) if so desired. Call now to book your viewing!

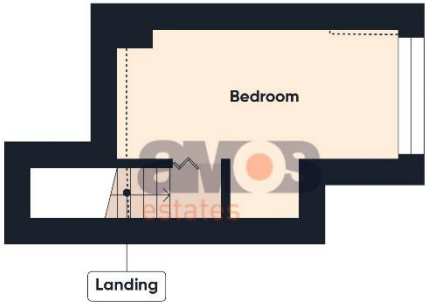
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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

972 ft²
90.3 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Highlights

- \\ Immaculately Presented Three Bedroom Semi Detached Chalet Bungalow
- \\ Living Room Open Plan To Conservatory/Family Room
- \\ Luxury Fitted Kitchen
- \\ Modern Family Bathroom Suite
- \\ Two Ground Floor Bedrooms & One First Floor Bedroom
- \\ Versatile Accommodation
- \\ Beautiful Rear Garden Measuring In Excess Of 100ft
- \\ Garage & Off Street Parking
- \\ Upvc Double Glazing Throughout
- \\ Gas Central Heating Via Combination Boiler
- \\ Scope For Further Extension (subject to consent)
- \\ Stones Throw From Appleton School
- \\ Easy Reach of Transport Links
- \\ Short Walk To Tarpots Shopping Facilities & Supermarkets
- \\ Viewings Advised





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Composite entrance door opening to entrance hall.

**Entrance Hall **

Laminate flooring, radiator, power point, smooth plastered ceiling, loft access hatch, door to accommodation off.

**Reception Room 13'11 x 9'10 **

Laminate flooring, radiator, power point, smooth plastered ceiling, feature fireplace, carpeted stairs with timber balustrade leading to first floor, open planned to conservatory/family room.

**Conservatory/Family Room 16'2 x 12'8 **

UPVC double glazed windows to side and rear and further UPVC double glazed sliding patio doors leading to rear garden, laminate flooring, radiator, wall light points, power points, TV point, open planned to kitchen.

**Kitchen 8'5 x 8'5 **

A luxury fitted kitchen comprising stainless steel sink and drainer unit with extendable mixer tap inset into a range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated AEG dishwasher, space and plumbing for a washing machine, space for a tall fridge freezer, integrated AEG oven with inset AEG induction hob and extractor over, tiled splashbacks, cupboard housing Vaillant combination boiler, laminate flooring, UPVC double glazed window to side, smooth plastered ceiling, power points.

**Bedroom One 12' x 9'11 **

UPVC double glazed window to front, laminate flooring, radiator, power points, smooth plastered ceiling.

**Bedroom Two 8'5 x 7'1 **

UPVC double glazed window to front, radiator, laminate flooring, power points, smooth plastered ceiling.



**Bathroom 6'6 x 5'3 **

Modern three piece suite comprising panelled bath with chrome controls, drench style shower head above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, laminate flooring, heated towel radiator, UPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, tiled walls, extractor.

**First Floor Landing **

Fitted carpet, door leading to bedroom three.

**Bedroom Three 14'5 x 6'10 Increasing to 9'11 **

UPVC double glazed window to front, fitted carpet, radiator, smooth plastered ceiling, power points.

**Rear Garden **

The property benefits from a beautiful rear garden measuring in excess of 100ft. Commencing with large expanse of patio providing outside seating/dining facility with step down to the remainder which is mainly laid to established lawn with further patio adjacent housing two timber sheds, flowerbeds, fencing to borders, side access to front via gate, access to:

**Garage **

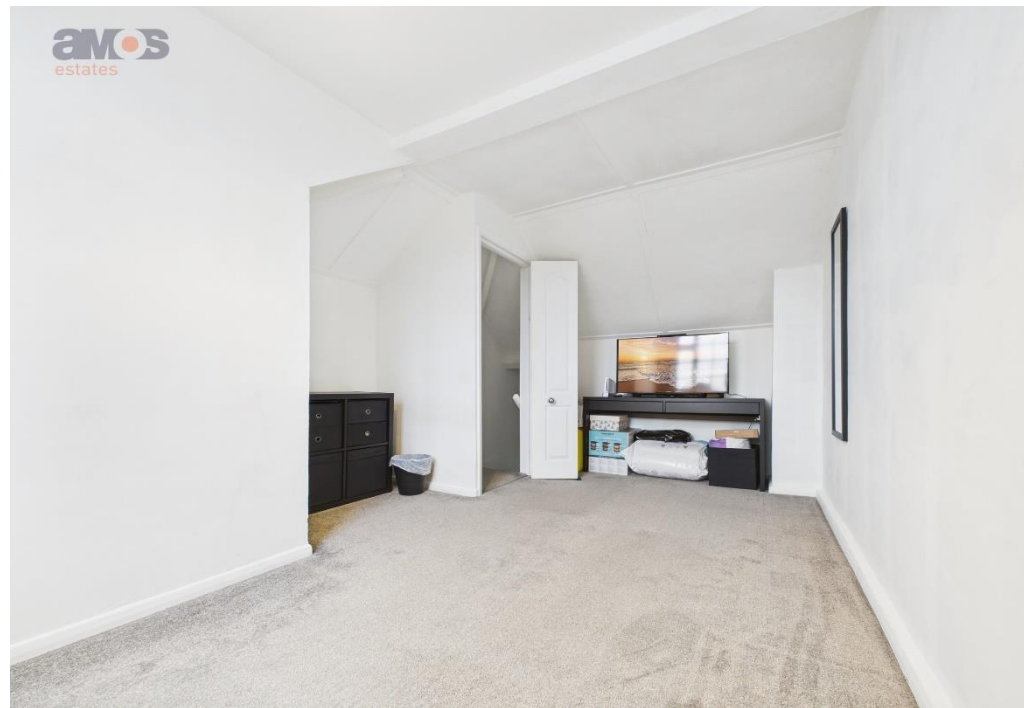
Up and over door to front, power and light connected, upvc double glazed door and windows to side.

**Front Garden **

Shingled driveway providing off street parking with shared driveway adjacent









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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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