



Rushbottom Lane, Benfleet, Essex, SS7 4DW  
3 bedroom semi-detached house / £375,000 / t. 01702 555888

**amos**



**Sitting on this generous corner plot in Benfleet is this good size **three bedroom** semi-detached family home offered with no onward chain.**

**Accommodation includes lounge, kitchen/diner, lean to and luxury three piece shower room together with generous size bedrooms to the first floor. Outside there is a lovely size rear garden, garage and off street parking for numerous vehicles. With its lovely position the property has excellent scope to extend (subject to the necessary consent) if so desired.**

Situated in this convenient location within easy reach of major trunk roads, bus routes and Benfleet mainline station whilst also having local shops, amenities and supermarkets on hand. Excellent local schools can also be found nearby, the property being within the Woodham Ley Primary and Appleton school catchments.

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## Highlights

- Three Bedroom Semi Detached Family Home
- Generous Corner Plot
- No Onward Chain
- Good Size Bedrooms
- Modern Shower Room
- Gas Central Heating Via Combination Boiler
- Garage & Off Street Parking For Numerous Vehicles
- Excellent Potential For Extension (subject to consent)
- Easy Reach Of Transport Links
- Woodham Ley Primary & Appleton School Catchments
- Local Shops & Supermarkets Nearby
- Viewings Advised

UPVC double glazed entrance door with UPVC double glazed window adjacent opening to entrance porch.

### **Entrance Porch**

Wood effect flooring, wall light point, composite entrance door opening to lounge.

### **Lounge 14'11 x 12'**

UPVC double glazed window to front, radiator, wood effect flooring, power points, TV point, coved ceiling, feature fireplace currently housing electric fire, door to inner hallway.

### **Inner Hallway**

Wood effect flooring, radiator, UPVC obscure double glazed window to side, carpeted stairs leading to first floor, doors to accommodation off.

### **Kitchen/Diner 11' x 10'2'**

Sink and drainer unit with mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, larder cupboard with shelving, two further storage cupboards, space for a cooker, space for further appliances, wood effect flooring, power points, radiator, UPVC double glazed window to rear with door adjacent leading to lean-to.

### **Lean To 10'2 x 7'3'**

Windows to rear and side, door leading to garden, space and plumbing for a washing machine and tumble dryer, power points.

### **Ground Floor Shower Room 7'5 x 4'4'**

Modern three piece suite comprising corner shower cubicle with shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, tiled walls, UPVC obscure double glazed window to rear, coved ceiling.



## Landing \

Fitted carpet, loft access hatch, doors to accommodation off.

## Bedroom One 14'11 x 11'11 \

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

## Bedroom Two 11'1 x 8' \

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, large storage cupboard housing Worcester combination boiler.

## Bedroom Three 8' x 6'7 \

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.

## Rear Garden \

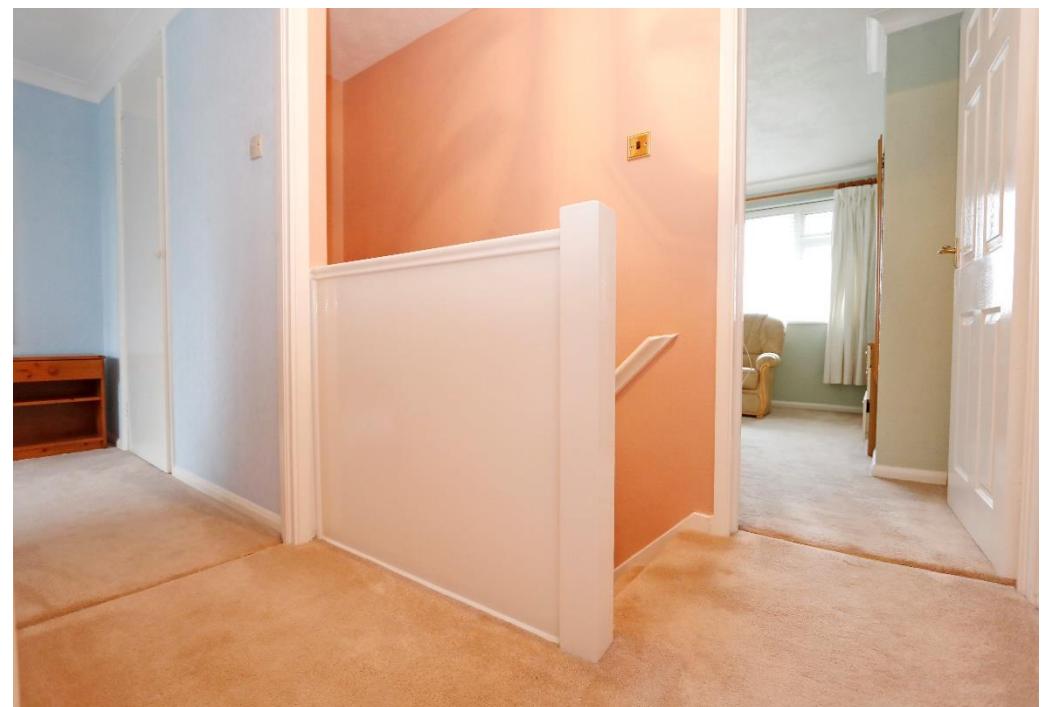
Sitting on a generous corner plot, therefore providing large L shaped rear garden commencing with patio whilst the remainder is mainly laid to established lawn, well stocked flower beds, block paved patio, outside tap, fencing to borders, side access to front via wall-tying gate, access to garage.

## Garage 19'11 x 8'2 \

Up and over door to front, personal door to and from garden, power and light connected.

## Front Garden \

Extensive frontage providing off street parking for numerous vehicles with established lawn and flower beds adjacent, retaining brick wall surround.









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