



FOR SALE

**Elm View Road,
Benfleet SS7 5AR**

Offers In Excess Of £625,000 Freehold Council Tax Band - D

- Three Bedroom Detached Bungalow
- Spacious Outhouse
- Over 100ft Rear Garden
- Beautifully Refurbished Throughout
- Perfect For Downsizing Or Second Home
- Quiet Location
- Close To Local Amenities
- Fitted Kitchen With Integrated Appliances
- Driveway With Parking For Two Vehicles
- Catchment Area For Outstanding Schools

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Located in the charmingly quiet Elm View Road, Benfleet, this stunningly renovated three-bedroom detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, three double bedrooms all equipped with fitted wardrobes, and a spacious 1,488 sq ft layout, this property offers ample space for comfortable living. You have a beautiful kitchen/diner with integrated appliances and a four piece bathroom suite all refurbished with no need to pick up a paint brush when you move in!

One of the highlights of this property is the over 100ft rear garden, providing a serene outdoor space perfect for entertaining. Additionally, the presence of an outhouse with a large lounge area which adds versatility to this already

impressive abode, offering potential for various uses such as a home office, or recreational space.

Conveniently located within walking distance to South Benfleet station, this property offers easy access to transportation links, making commuting a breeze. You are also within a short distance to Benfleet high street where you have a range of local amenities, restaurants and cafes to enjoy! Whether you're looking for a peaceful retreat or a spacious family home, this detached bungalow ticks all the boxes. Don't miss the opportunity to make this property your own and enjoy the best of what Benfleet has to offer.

Entrance

Double glazed panelled door to entrance, radiator, wooden flooring, coving to ceiling, spotlight lighting.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, wood burner, coving to ceiling, ceiling mounted lighting.

Kitchen/Diner

Wooden flooring, double glazed french doors to rear aspect, double glazed windows to rear aspects, radiator, base & wall units, Corian worksurface incorporating sink & drainer, 4 point gas hob with extractor over, integrated double oven, integrated wine cooler, space for fridge/freezer, integrated dishwasher, base underlighting, coving to ceiling, ceiling mounted lighting.

Utility Room

Wooden flooring, double glazed French doors to rear aspect, base units, rolltop work surface, space & plumbing for washing machine & tumble dryer, wall mounted lighting.

W/C

Wooden flooring, radiator, double glazed obscure window to side aspect, hand basin with storage under, W/C, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, fitted wardrobes, coving to ceiling, ceiling mounted lighting.

Bedroom 2

Carpet flooring, radiator, double glazed obscure windows to side aspect, fitted wardrobes, coving to ceiling, spotlight lighting.

Bathroom

Wooden flooring, radiator, double glazed obscure window to side aspect, partially tiled walls, walk in shower cubicle, hand basin with storage under, W/C, panelled bath, extractor, coving to ceiling, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, coving to ceiling, ceiling mounted lighting.

Summerhouse

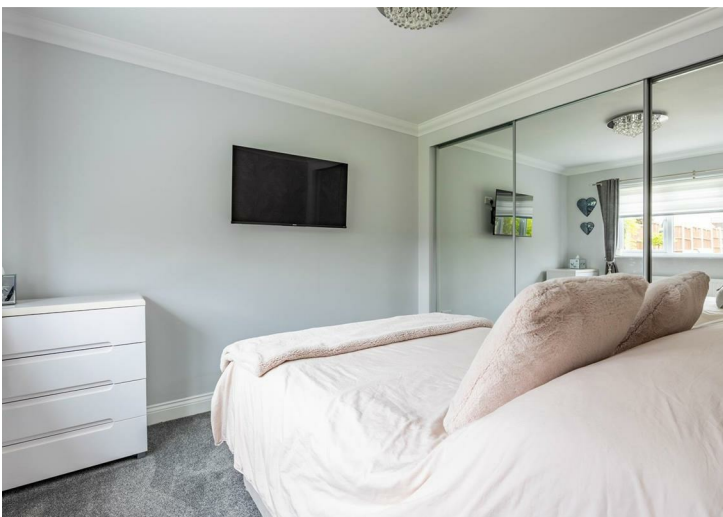
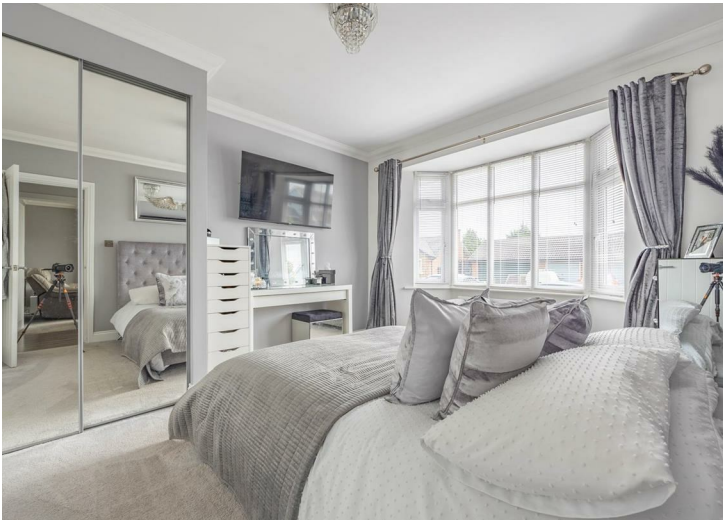
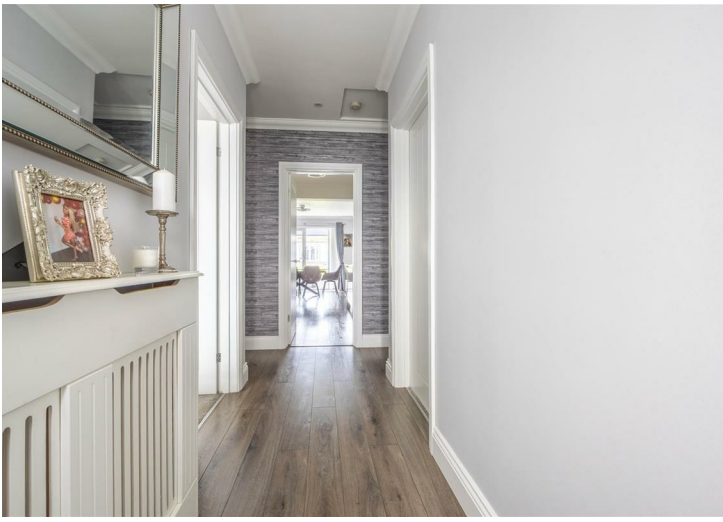
Large outhouse building perfect for an at home office space.

Rear Garden

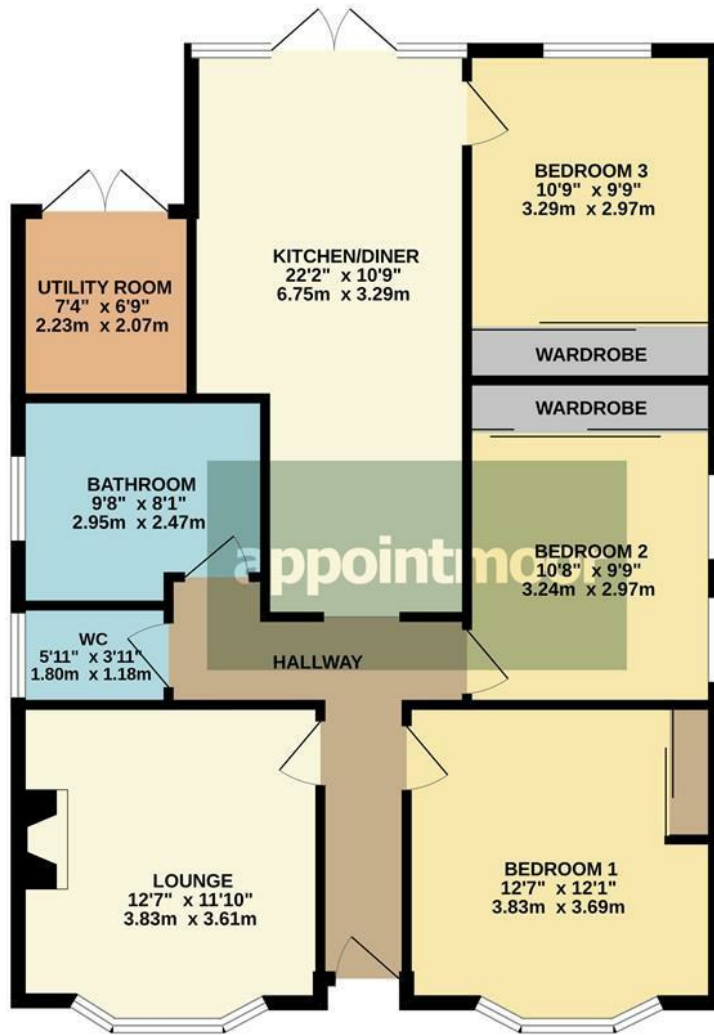
Beautifully landscaped rear garden over 100ft, laid lawn, stoned sun bathing area, concrete paved patio area, side access both sides.

Front Of Property & Parking

Block paved driveway with parking for two vehicles.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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.
Made with Metropix 6/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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