



## Benfleet, Guide Price £350,000 - £365,000, 3 Bedroom Semi-Detached House

Essex Guild Homes are delighted to Offer this Three Bed Semi-Detached Family Home. Accommodation includes: 15ft 3 x 13ft 3 Lounge, 16ft 2 Fitted Kitchen / Dining Room, Two Double Bedrooms & One Single. 9ft 2 Family Bathroom. Approx 30ft to 40 ft Rear Garden. Off Street Parking to Front.

Council Tax Band: C EPC Rating: C



Fairview Crescent, Essex, SS7 4JP

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**GUIDE PRICE £350,000 TO £365,000**

**THREE BEDROOM FAMILY HOME**

**OFF STREET PARKING TO FRONT**

**15FT 3 X 13FT 3 LOUNGE**

**16FT 2 KITCHEN / DINING ROOM**

**TWO DOUBLE BEDS AND ONE SINGLE**

**CLOSE TO WOODSIDE PARK**

**APPROX 30 - 40 FT REAR GARDEN**

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**Energy Performance Rating: C**

**Council Tax Band: C**

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**Entrance Hall**

12' 0" x 4' 6" (3.65m x 1.37m)

**Lounge with door to Kitchen**

15' 3" x 6' 7" (4.64m x 2.01m)

**Fitted Kitchen / Dining Room**

9' 1" x 16' 2" (2.77m x 4.92m)

**First Floor Landing**

6' 9" x 5' 4" (2.06m x 1.62m)

**Bedroom One**

13' 7" x 9' 9" (4.14m x 2.97m)

**Bedroom Two**

10' 9" x 9' 11" (3.27m x 3.02m)

**Bedroom Three**

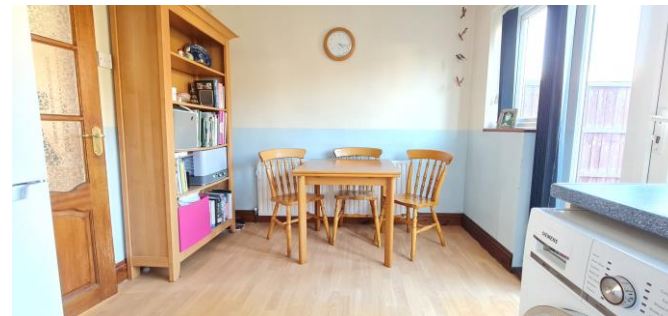
7' 7" x 6' 0" (2.31m x 1.83m)

**Bathroom**

9' 2" x 6' 0" (2.79m x 1.83m)

**Rear Garden**

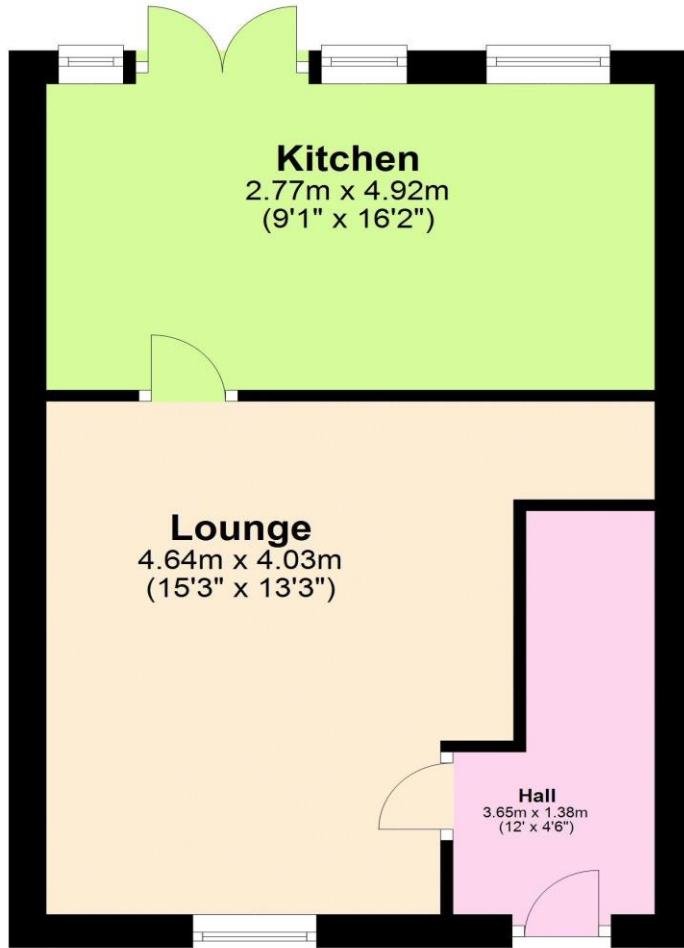
**Drive to Front**



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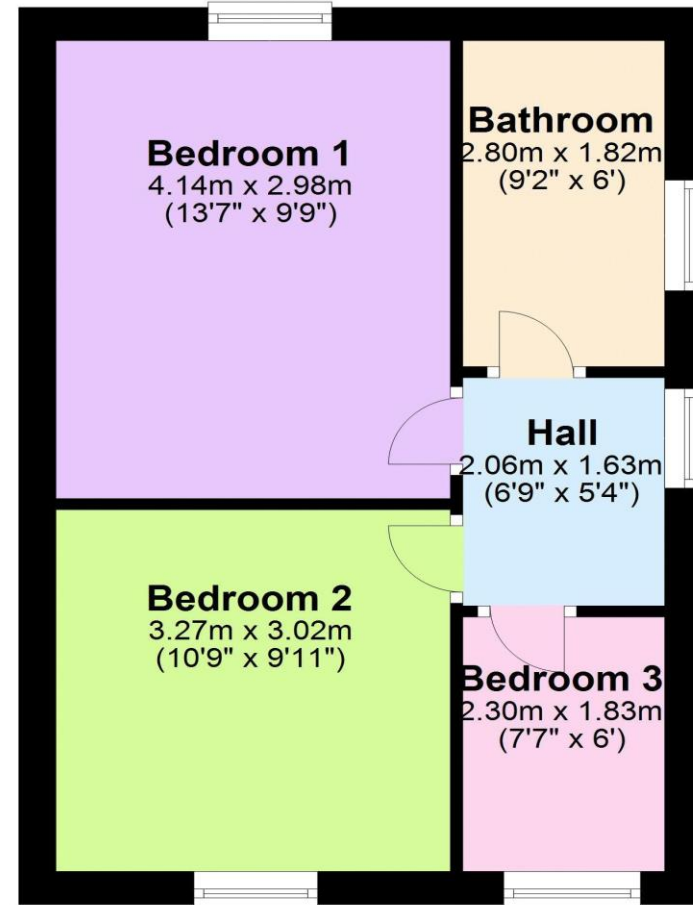
## Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)

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