

# bear

*Estate Agents*



\* PARKING \* GARAGE \* SOUTH FACING GARDEN \* THREE DOUBLE BEDROOMS \* OPEN-PLAN LIVING \* GREAT LOCATION IN THUNDERSLEY \* This charming period bungalow is located perfectly for a short drive to both Benfleet and Rayleigh train stations for commuters, while being moments away from amenities and bus links as well as being within the school catchment for both Thundersley Primary School and The Deanes. The property offers three double bedrooms, a three-piece bathroom with walk-in shower, an open-plan kitchen/reception room and a large conservatory. Externally, there is a sunny south facing garden and access to a single garage, with two further parking spaces on the driveway. The property is offered with no onward chain.

- South facing garden
- Parking
- Short drive to both Benfleet and Rayleigh train stations
- Three piece family bathroom
- Amenities and bus links moments away
- Three double bedrooms
- Garage
- Modern kitchen-reception room
- Large conservatory
- Popular Thundersley location

## Hart Road

Benfleet

**£375,000**

Offers In Excess Of





# Hart Road



## Frontage

Block paved driveway providing parking for two vehicles plus an additional space in the single garage, mature planting borders and lawn area, pathway leading to an obscured double glazed UPVC front door.

## Entrance Hallway

13'9" x 5'5" > 2'11"

Doors to all rooms, loft access, plate rail, radiator, panel effect wall paper, skirting, parquet flooring.

## Master Bedroom

12'11" x 11'11"

UPVC double glazed bay fronted leadlight window as well as two original stained glass feature windows to side aspect, double radiator, coving, ceiling rose, skirting, wood effect laminate flooring.

## Bedroom Two

11'5" x 11'0"

UPVC double glazed leadlight window to front aspect, radiator, ceiling rose, coving, skirting, carpet.

## Bedroom Three

9'6" x 8'10"

UPVC double glazed window to side aspect, radiator, vanity unit with counter top wash basin with chrome mixer tap and a tiled splashback, coving, skirting, wood effect laminate flooring.

## Three Piece Family Bathroom

9'1" x 7'1"

Two obscured UPVC double glazed windows to side aspect partially tiled walls, walk in shower with power shower, large storage cupboard, pedestal wash basin with chrome taps, low level w/c, extractor fan, chrome towel radiator, tiled floor.

## Kitchen/Reception Room

23'10" x 11'5" > 7'10"

An original set of leadlight Crittel doors and sidelights for conservatory access as well as a wooden and obscured glazed single door and well as Crittel window to rear aspect, double radiator, beautiful ornate feature fireplace, skirting, carpet.

White gloss kitchen units both wall mounted and base level comprising; stainless steel sink with chrome mixer tap and a tiled splashback, four ring burner gas hob with integrated oven, space for appliances, wood effect laminate flooring.

## Conservatory

24'5" x 7'5"

Aluminium double glazed windows all around with two sets of sliding doors to rear and side aspects for garden access, radiator, tiled floor.

## South Facing Rear Garden

Access to the rear of garage as well as hardstanding area for storage, small paved patio as well as an additional decked seating area, lawn area, mature planting borders to rear, fenced all around, garden pond.

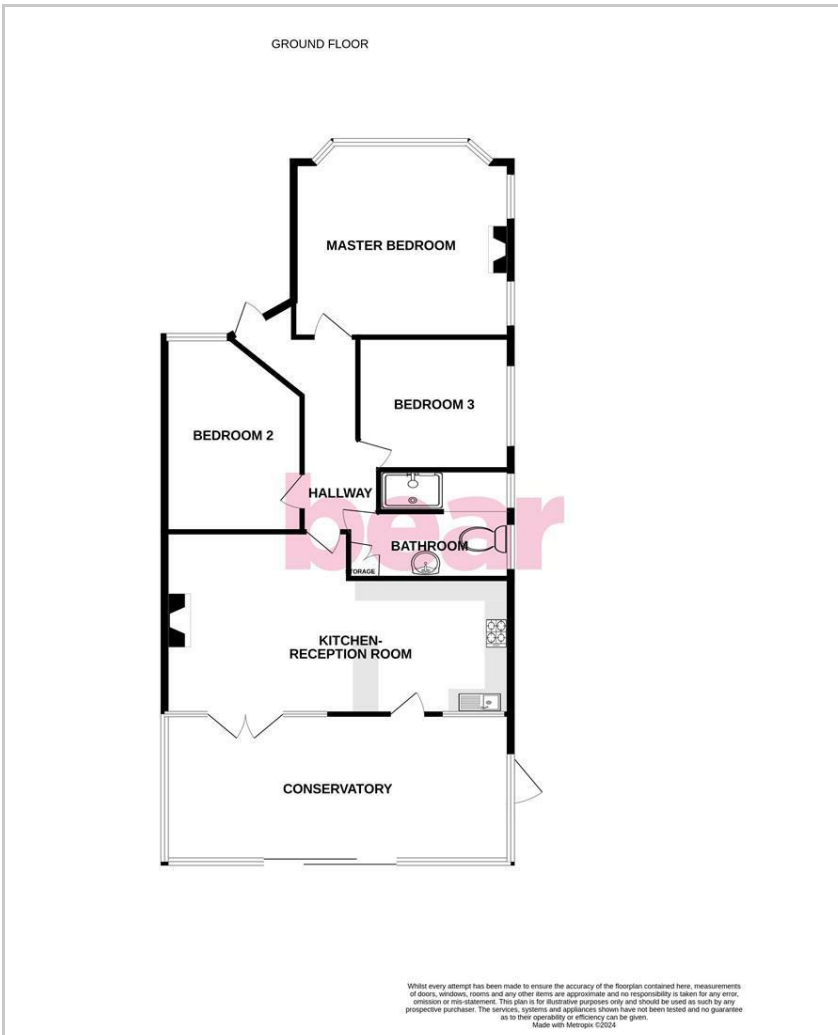
## Garage

Single garage.





# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

