# OEaF Estate Agents



- \* £290,000 £320,000 \* WEST FACING GARDEN \* GREAT STARTER HOME OR INVESTMENT \* MODERN INTERIORS \* FOUR-PIECE BATHROOM \* SHORT DRIVE TO BENFLEET STATION \* THE KING JOHN SCHOOL CATCHMENT AREA \* This charming two bedroom house is located on a serenely quiet cul-de-sac and offers two reception rooms, a modern fitted kitchen, a four-piece family bathroom and a large west facing rear garden making it a great first purchase! In addition to this, the home is nearby a range of amenities, is a short drive to Benfleet Station for commuters and is within the favoured catchment areas for both Westwood Academy and The King John School.
- Quiet cul-de-sac
- Cottage style house
- Modern fitted kitchen
- Two spacious bedrooms
- The King John School catchment area

- West facing garden
- Modern and stylish interiors
- Four-piece bathroom
- Amenities only a walk away
- Short drive to Benfleet Station

# Parkstone Avenue

**Benfleet** 

£290,000

Price Guide









# Parkstone Avenue









Fenced all around, garden wall, shingled frontage, pathway to obscured double glazed entrance door with an adjacent double glazed window to front aspect leading to:

## Lounge

Double glazed window to front aspect, minimalist fireplace surround, shelving, radiator, coving, skirting, wood effect laminate flooring, door to:

### **Dining Room**

Double glazed window to rear aspect overlooking the rear garden, characterful feature fireplace, bespoke alcove cupboard and shelving, radiator, coving, skirting, carpet, door to:

### Kitchen

Double glazed window to rear aspect and a UPVC double glazed side door for garden access. White shaker style kitchen units both wall-mounted and base level comprising; wood effect laminate worktops, 1.5 sink and drainer with chrome mixer tap, four ring burner gas hob with a stainless steel extractor fan over, integrated oven, tiled splashback, space for washing machine, space for an American style fridge freezer, LED kickboard lighting, skirting, coving, radiator, tiled flooring.

First Floor Landing
Carpeted stairs raising to the first floor, skirting, carpet, doors to all rooms.

### **Master Bedroom**

Double glazed window to front aspect, radiator, coving, skirting, carpet.

### **Bedroom Two**

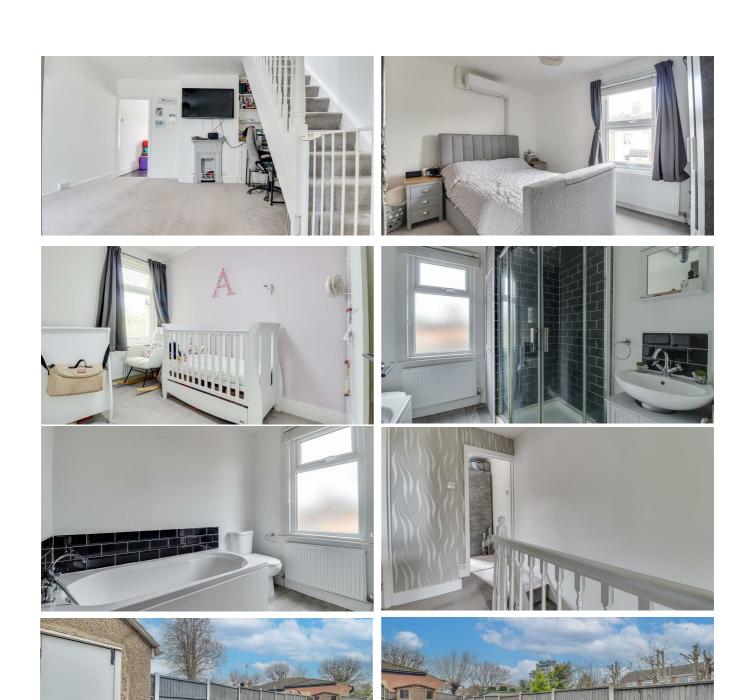
11'5" x 6'3"

Double glazed window to the rear overlooking the garden, radiator, coving, skirting, carpet.

Four-Piece Family Bathroom

UPVC obscured double glazed window to rear aspect, vanity unit with pedestal wash basin, chrome mixer tap and a tiled splashback, corner shower with drencher head, bath with mixer tap and a shower attachment, partial wall tiling, low-level w/c, spotlighting, radiator, coving, skirting, wood effect laminate flooring.

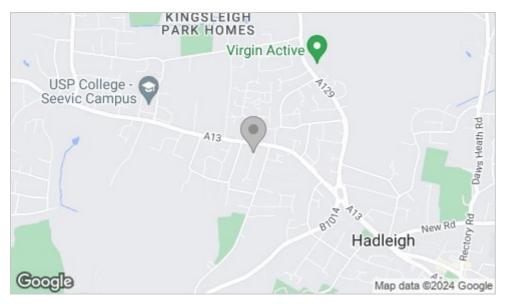
Commences a paved patio area with the remainder laid to lawn, fenced all around, garden storage shed to the very rear of the garden, outside tap.



# Floor Plan



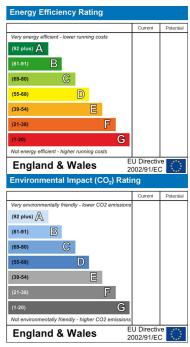
# Area Map



# 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.

### **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.