



\* £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



## Frontage

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

11'9" x 10'2"

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

## Dining Room

11'9" x 11'1"

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

7'10" x 7'6"

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

11'9" x 10'2"

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.

## Rear Garden

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.

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## Energy Efficiency Graph

