



\* £375,000- £425,000 \* REAR EXTENSION \* LARGE GARDEN \* PARKING AND GARAGE FOR POSSIBLE CONVERSION \* DETACHED WITH HUGE POTENTIAL \* This spacious three bedroom home is situated on a quiet road, nearby the amenities and bus links of Tarpots and offers; parking for two and an attached garage with potential to convert to more living space, a fitted kitchen and an extended lounge-diner to the rear, which overlooks the generously sized garden. While the upstairs has three great-sized bedrooms with storage and a family bathroom. The location also offers a short drive to Benfleet Station for London commuters as well as a great school catchment area, with both Robert Drake and The Appleton School available. This detached property showcases a huge amount of potential for the next owners to make their family home - viewings are available now!

- Extended fully detached property
- Rear extension and a generous rear garden
- Close proximity to Tarpots local amenities and bus links
- Short drive to Benfleet Train Station and easy access to the A127 and A13
- Potential to convert garage
- Ample parking and attached garage
- Three double bedrooms with ample built-in wardrobe space
- Highly regarded schools within the area such as Robert Drake and Appleton
- Exciting potential for renovation
- No onward chain

## Linden Road

Benfleet

**£375,000**

Price Guide





# Linden Road



## Frontage

Paved driveway which creates parking for two to three vehicles, access to the garage, side access to the rear garden, access to:

## Hallway

14'0" x 7'5"

Carpeted staircase rising to the first floor, UPVC obscured double glazed entrance door to the front with an adjacent double glazed window, double radiator, carpet.

## Kitchen

11'1" x 10'4"

UPVC obscured double-glazed door to the side with an adjacent double glazed window, wall-mounted 'Ideal' boiler, wooden kitchen comprising of: wall and base level units with a roll edge laminate worktop, stainless steel sink with drainer and chrome mixer tap, appliances such as; washing machine, tumble dryer and a fridge/freezer, space for a cooker with an extractor fan above, breakfast bar area, radiator, tiled splashback, lino flooring.

## Lounge-Diner

23'10" maximum x 16'8"

Feature fireplace with a brick surround and a tiled hearth, coved ceiling, double glazed patio doors to the rear leading out to the garden, double glazed window to the side, radiator, carpet, feature wood paneled wall.

## First Floor Landing

Loft hatch, carpet, doors to all rooms.

## Master Bedroom

16'8" > 13'5" x 8'10"

Double glazed windows to the front, radiator, carpet, overstairs storage cupboard.

## Bedroom Two

11'4" x 9'6" > 6'9"

Double glazed windows to the rear overlooking the garden, radiator, carpet.

## Bedroom Three

9'10" x 8'3"

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

## Family Bathroom

10'7" maximum x 5'5"

Obscured double glazed window to the side, shower cubicle with an electric shower, pedestal wash basin, low-level w/c, large airing cupboard, partially tiled walls, radiator, carpet.

## Rear Garden

Mainly laid to lawn with established tree and shrubbery borders, outside tap, side access to the front driveway.

## Garage

15'8" x 9'4"

Power and lighting with a concrete base (ideal for extending for bedroom four).





# 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

