



WESTERN ROAD BENFLEET, SS7 2TN

GUIDE PRICE £360,000
FREEHOLD

**** EXTENDED AND AESTHETICALLY PLEASING HOUSE WITH A GARDEN ROOM & NO ONWARD CHAIN - MODERNISATION REQUIRED - GUIDE PRICE £360,000-£380,000 **** RP&C Estate Agents bring to the market this spacious and versatile three bedroom semi-detached family home, presented to the market with no onward chain. Boasting ample off-street parking, a good sized rear garden and a fantastic garden room, offering the opportunity to create a home office, gym or games room. Perfectly positioned in a sought after location, close to a wealth of amenities.

RP&C.
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WESTERN ROAD

- Sizeable Three Bedroom Semi-Detached Family Home
- Presented to the Market with No Onward Chain
- Ample Off-Street Parking
- Well Proportioned Rear Garden
- Large and Versatile Garden Room with Electricity
- Convenient Ground-Floor WC
- Generous Living Space with Extended Dining Area
- Enviably Positioned in Sought After Daws Heath
- Close to Well Regarded Schools
- Modernisation required - superb potential



Introducing this wonderful opportunity for growing families to acquire a fantastic family home in the well regarded Daws Heath. The property is perfectly positioned, within easy reach of well regarded local schools, travel links, shops and much more. The property boasts off-street parking, a good sized rear garden and comes to the market with no onward chain.

Internally, the home is spacious and light-filled, offering a range of versatile accommodation. A bay-fronted lounge sits to the front of the home and could be used as an additional bedroom, whilst the main living space comes in the form of an extended 22' reception/dining room. A 15' kitchen sits alongside the dining room, offering potential to create a spacious open plan living space. Both the kitchen and dining area provide access to the garden, whilst a convenient WC concludes the ground-floor accommodation. Stairs to the first floor lead to a well presented three-piece bathroom alongside two sizeable double bedrooms and an additional single bedroom. Externally the property boasts off-street parking and a sizeable rear garden, with the garden also housing a large garden room, complete with power, spanning 16' x 7.

If you're looking for a good sized family home in a sought after location, this could very well be the home for you. Please contact RP&C Estate Agents

for further information.

Three Bedroom Semi-Detached House

Entrance Hallway

Bay-Fronted Lounge

Extended Lounge/Diner

Kitchen

Ground-Floor WC

Stairs to First Floor

Bay-Fronted Master Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

Rear Garden

Garden Room with Power

Off-Street Parking

WESTERN ROAD





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ADDITIONAL INFORMATION

Local Authority – Castle Point Borough Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1044.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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