



4b Glenmere Park Avenue



4b Glenmere Park Avenue Benfleet SS7 1SS

£425,000



Located in a popular and highly sought-after area, this spacious three-bedroom detached house is being sold with no onward chain. Situated within easy reach of local shops, bus routes, and the renowned King John school

With ample parking, the house boasts a generously sized kitchen breakfast room at the front and a spacious utility room adjacent to it. A convenient cloakroom completes the ground floor accommodation.

On the first floor, you will find three double-sized bedrooms and a shower room, providing ample and comfortable living space for the whole family. Viewings can be arranged as the keys are held, allowing potential buyers to appreciate this wonderful property's charm and potential fully.

SELLER INCENTIVE..... If a sale is agreed by October 31st, 2024, the seller will cover solicitor fees for the purchase if one of the solicitors on their panel is instructed and the property runs through to Completion.



Hall

Cloakroom

Lounge

16'4 x 12'4 (4.98m x 3.76m)

Kitchen / Breakfast Room

14 x 10'10 (4.27m x 3.30m)

Utility Room

16'4 r 5 x 7'3 (4.98m r 1.52m x 2.21m)

First Floor Landing

Bedroom One

14 x 11 (4.27m x 3.35m)

Bedroom Two

Bedroom Three

9 x 8'11 (2.74m x 2.72m)

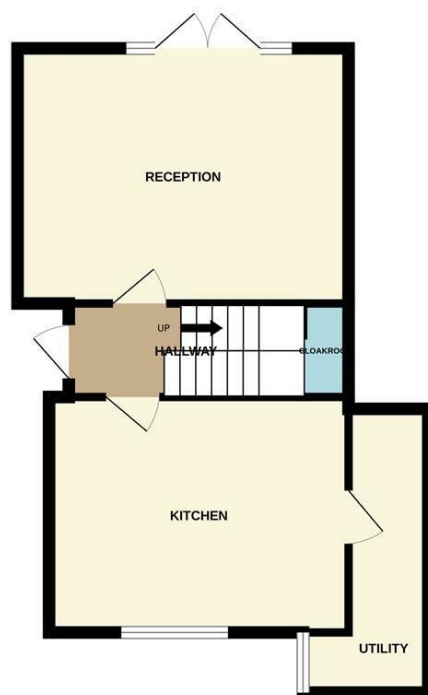
Shower Room

Front

Rear Garden



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

