



**Connells**

Cedar Road  
Benfleet



## Property Description

GUIDE PRICE £350,000 - £375,000 - Fantastic development opportunity, THREE/FOUR BEDROOM semi detached property with large rear plot. The property, benefits from, entrance hallway, feature lounge, fitted kitchen, Study/Bedroom 4, first floor, three bedrooms, fitted bathroom, outside front garden large private rear garden, direct access off road parking. Property can be accessed via Cedar Park Road as well as Cedar Road.

### Entrance

Access via wooden door to front. Radiator.

### Study / Bedroom Four

12' 9" x 12' ( 3.89m x 3.66m )  
Single glazed window Radiator

### Lounge

15' 7" x 13' 1" ( 4.75m x 3.99m )  
Single glazed window to front. Radiator.

### Kitchen

24' 2" x 8' 4" ( 7.37m x 2.54m )  
Single glazed windows. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. Space for all appliances. Radiator.

### Bedroom One

13' 3" x 12' 3" ( 4.04m x 3.73m )

Single glazed window to front. Radiator.

### Bedroom Two

12' x 11' 8" ( 3.66m x 3.56m )  
Single glazed window to rear. Radiator.

### Bedroom Three

6' 5" x 6' ( 1.96m x 1.83m )  
Single glazed window to front. Radiator.

### Bathroom

Single glazed window to side. Three piece suite comprising of panel enclosed bath with shower over, wash hand basin and low level flush W.C. Radiator.

### Front Garden

There is an enclosed garden to the front and off street parking.

### Rear Garden

There is a large private garden to the rear.







To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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