

Connells

Church Road Benfleet

Church Road Benfleet SS7 3HB







Property Description

GUIDE PRICE £375,000 - £400,000
WELL PRESENTED & SPACIOUS THREE
BEDROOM SEMI-DETACHED FAMILY
HOME located in a popular residential
location close to local amenities, shops,
parks, schools and USP College.

On the ground floor, the property benefits from an entrance porch, spacious entrance hallway, cloakroom, fitted kitchen with integrated appliances, feature lounge/dining room with built-in media wall, bay window to front and French doors leading into the rear garden.

The first floor benefits from two double bedrooms with built-in wardrobes, bedroom three which is a spacious single bedroom and fitted family bathroom. Gas central heating and double glazing throughout.

The outside of the property benefits from a front garden, rear enclosed garden with patio area, timber shed and access to the garage. The garage benefits from rear vehicle access, electric roller shutter and electrics.

Situated in a highly sought-after area, this home benefits from a fantastic location and it's also positioned within the catchment area for some of the region's top-rated schools, making it an ideal choice for families. With excellent transport links within easy reach, commuting and day-to-day travel are hasslefree.

VIEWING HIGHLY RECOMMENDED. WELL PRESENTED FAMILY HOME.

Lounge

14' 8" x 11' 6" (4.47m x 3.51m)

Dining Room

11'5" x 9'9" (3.48m x 2.97m)

Kitchen

11' 7" x 6' 5" (3.53m x 1.96m)

Hallway

15' x 6' 5" (4.57m x 1.96m)

Porch

5' 5" x 5' 3" (1.65m x 1.60m)

W.C

4' x 3' (1.22m x 0.91m)

Bedroom One

14' 9" x 10' 3" (4.50m x 3.12m)

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Three

11' 9" x 6' 4" (3.58m x 1.93m)

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

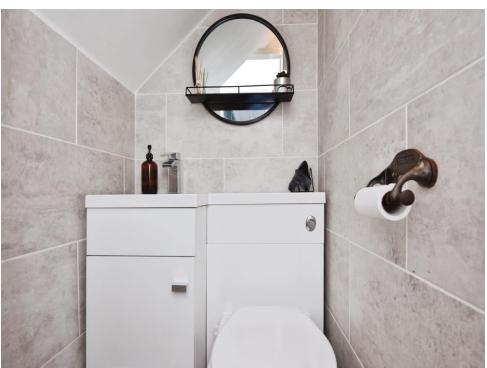


















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01268 777 767 E rayleigh@connells.co.uk

113-115 High Street RAYLEIGH SS6 7QA

EPC Rating: D Council Tax Band: C

view this property online connells.co.uk/Property/RAY308994



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.