



STUART THOMAS
ESTATES



- LARGE BUNGALOW
- SOUTH FACING GARDEN
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS

151 Overton Road, Benfleet, Essex, SS7 4DP

Guide Price £329,995

Close to the Doctors Surgery and Local Park and therefore IDEAL for DOG WALKERS is this LARGER THAN AVERAGE two bedroom BUNGALOW. Well located in close proximity to local shops schools and bus routes. Large Lounge, Kitchen/Diner Two good size bedrooms Bathroom and WC along with a lean to. SOUTH FACING GARDEN and Garage. No onward chain.



Property Description

ENTRANCE PORCH

Double glazed entrance doors leads to the entrance porch. Radiator. Part glazed door with a lead light inset and side screen leads to the

ENTRANCE HALL

This good size entrance hall has a radiator with a cover. Access to a part boarded loft. Built in storage cupboard.

LOUNGE

This spacious room has a large double glazed window to the rear. Radiator. Coving. Feature fireplace with an electric coal effect fire.

KITCHEN/DINER

Another good size room with ample space for a table and chairs. The kitchen area is fitted with a range of eye and base level cupboard with ample work surfaces over. Single drainer stainless steel sink unit. Cupboard housing the gas fired central heating boiler. Double glazed window to the front. Space and plumbing for a washing machine. Larder cupboard. Peninsula unit with glazed display cupboard over. Double radiator. Double glazed window and a door leads to the :-

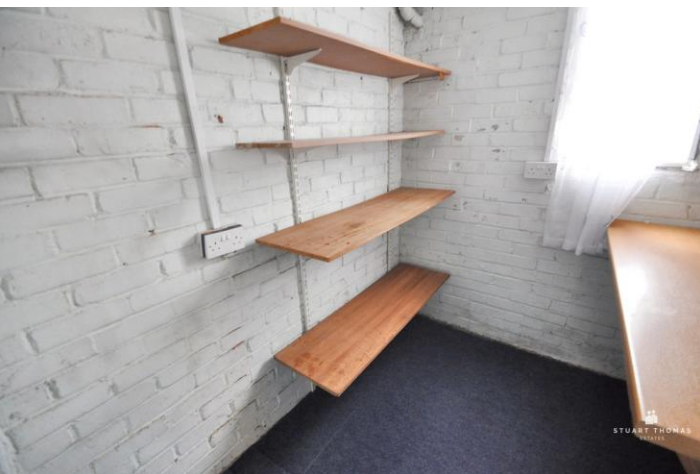
LEAN TO

Double glazed French doors and adjacent windows lead to the rear garden. Radiator. Double glazed door to the side. Door leads to the storage/utility room. Door leads to the garage. Door leading to a gate that leads into the Alleyway.

BEDROOM ONE

Double glazed window to the rear. Radiator. Coving. Built in storage cupboard and display shelving.





BEDROOM TWO

Double glazed window to the front. Radiator. Built in wardrobe cupboard.

WC

Low level WC. Obscure double glazed window to the front. Radiator.

BATHROOM

With a 2 piece suite comprising a panelled bath with an electric shower over and a vanity hand wash basin with cupboards under. Obscure double glazed window to the front. Radiator. Built in storage cupboard.

GARAGE

Attached with an electric up and over door. Personal door to the rear.

REAR GARDEN

This SOUTH FACING rear garden is laid to lawn. Patio area. Summerhouse. Raised borders. Established trees and shrubs.

GENERAL

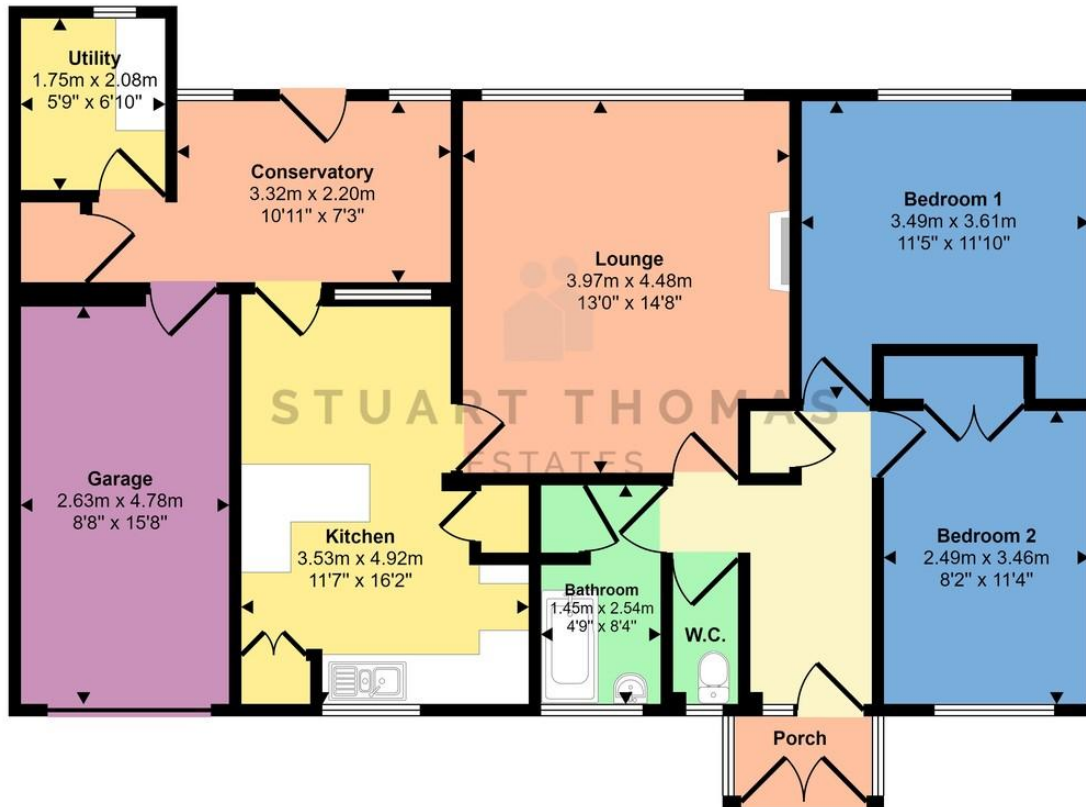
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
98 sq m / 1056 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements