



STUART THOMAS
ESTATES



- SOUTH FACING REAR GARDEN
- LARGE LOUNGE/DINER
- WELL FITTED KITCHEN
- THREE BEDROOMS

262 Hart Road, Benfleet, SS7 3UQ

Guide Price £365,000

Extended to the rear is this THREE BEDROOM semi detached BUNGALOW with a SOUTH FACING REAR GARDEN. Well fitted kitchen and a bathroom with a bath and shower. There will be NO ONWARD CHAIN.



Property Description

ENTRANCE LOBBY

Double glazed entrance door with a glazed panel leads to the entrance lobby. Further part glazed door leads to the :-

ENTRANCE HALL

High level meter cupboard. Access to the loft via loft ladder.

LOUNGE/DINER

This spacious extended room has double glazed sliding patio doors leading to the decked area. Two radiators. Coving. Feature fireplace with an electric coal effect fire.

KITCHEN

This good size kitchen is well fitted with a range of units at eye and base level with ample work surfaces over. Ceramic hob with an extractor cooker hood over and a built under oven. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Integrated fridge and freezer. Radiator. Wood effect LVT flooring. Double glazed door and window to the rear garden.



BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

Double glazed window to the front. Radiator. Sliding door mirrored wardrobes. Wood effect flooring.

BEDROOM THREE

Sliding door mirrored wardrobes. Double glazed window to the side. Radiator. Wood effect flooring.



BATHROOM

4 piece white suite comprising a low level wc vanity hand wash basin with cupboards below. Panelled bath and a corner shower. Obscure double glazed window to the side. Extractor fan. Fully tiled to all visible walls and floor. Heated towel rail.

FRONT GARDEN

Providing ample off street parking. Shared driveway.

REAR GARDEN

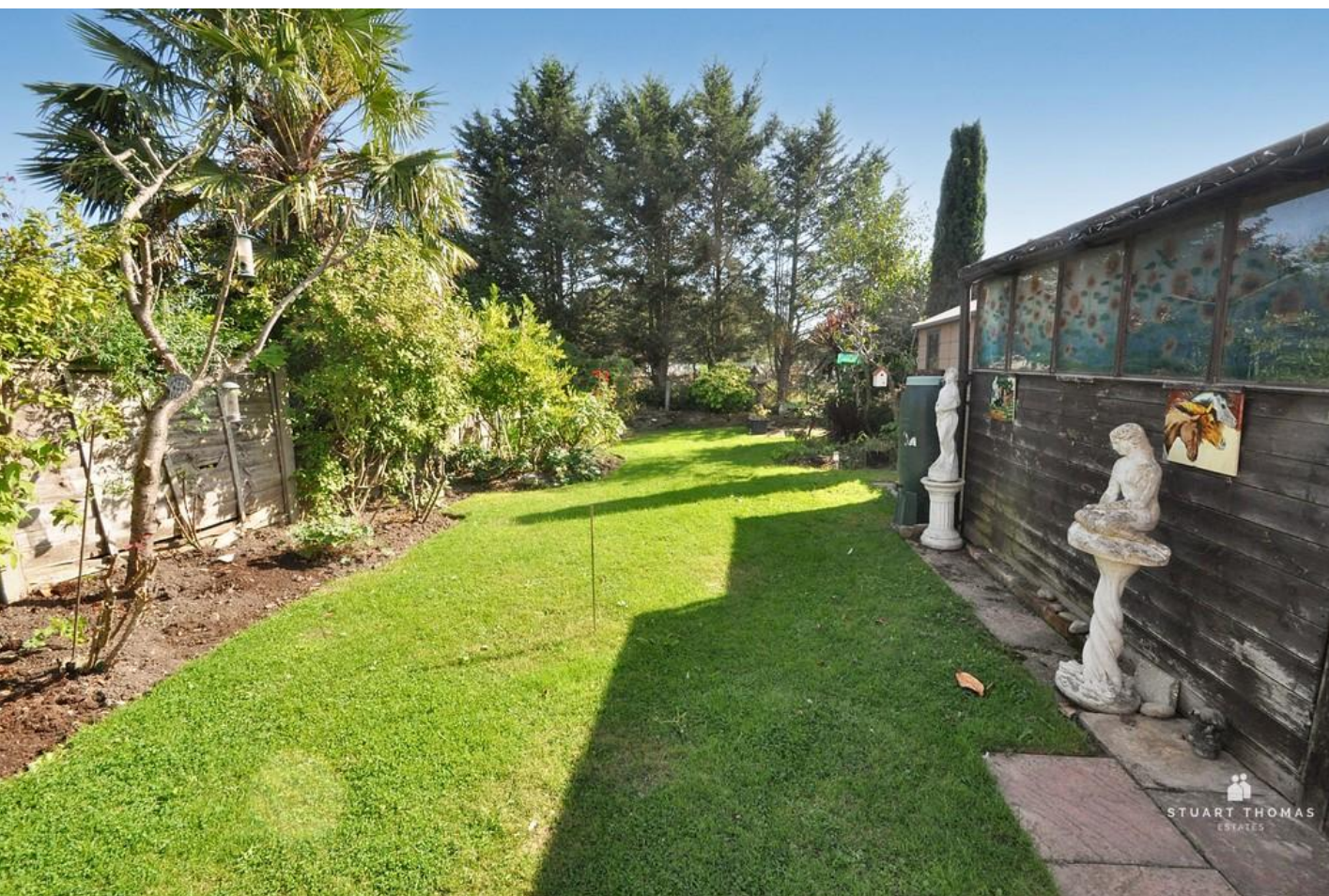
This good size SOUTH FACING rear garden is neatly laid to lawn with established borders. Two sheds. Raised decking area. Paved patio. Power points. Side access to the front.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
63 sq m / 676 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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