



- RARELY AVAILABLE LARGE DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZE GARDEN
- CONVENIENT FOR BOTH A13

## 9 Cherrymeade, Benfleet, Essex, SS7 1UA

Guide Price £675,000

Location Location Location. Rarely available in this HIGHLY SOUGHT AFTER AND EXCLUSIVE CUL DE SAC is this GENEROUS 3 BEDROOM DETACHED BUNGALOW on a GOOD SIZE PLOT with a DOUBLE WIDTH GARAGE. VIEWING ADVISED.





## Property Description

### AGENTS NOTE

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### ENTRANCE LOBBY

Entrance door with a glazed panel and adjacent side screen leads to the entrance lobby. Further part glazed door and side screen leads to the :-

### ENTRANCE HALL

This spacious L shaped entrance hall has two radiators. Cupboard housing the gas fired central heating boiler. Two built in storage cupboards. Access to the loft.

### LOUNGE/DINER

A good size room with a double glazed window to the front. Double glazed sliding patio doors lead to the rear garden. Feature stone fireplace with an electric log effect fire. Slimline double glazed window to the side. Two double radiators. Coving. Two wall light points.

### KITCHEN/DINER

Fitted with units at eye and base level with ample work surfaces over. Twin bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and slimline dishwasher. Gas hob with an extractor cooker hood over. Double oven. Double radiator. Double glazed window to the rear and a double glazed door leads to the rear garden.

### BEDROOM ONE







Double glazed window to the rear. Slimline double glazed window to the side. Coving. Sliding door mirrored wardrobes to one wall.

#### BATHROOM

With a 3 piece suite comprising a low level wc pedestal hand wash basin and a panelled bath with a mixer tap. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls.

#### BEDROOM TWO

Double glazed window to the front. Radiator. Coving. Slimline double glazed window to the side. Sliding door married wardrobes.

#### BEDROOM THREE

Double glazed window to the front. Double radiator. Coving.

#### SHOWER ROOM

In need of refitting as the old suite has been removed. Radiator. Obscure double glazed window to the side.

#### DOUBLE GARAGE

Detached from the property with an up and over door and a personal door leading to the rear garden. Loft style storage. Light and power.

#### REAR GARDEN

This good size garden is laid to lawn with established trees and shrubs. Screen fencing. Side access to the front. Patio. External water supply.

#### GENERAL

Tenure Freehold

Castle Point Borough Council



Approx Gross Internal Area  
117 sq m / 1254 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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		