



- NO ONWARD CHAIN
- LARGE SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS

## 17 Highfield Avenue, Benfleet, Essex , SS7 1RY

Guide Price £450,000

Situated in this HIGHLY SOUGHT AFTER LOCATION is this THREE BEDROOM DETACHED CHALET with the added bonus of a Large SOUTH facing rear garden. NO ONWARD CHAIN and offering huge potential to create a family home for life, situated in a tranquil cul-de-sac location within easy reach of Hadleigh Town Centre, the King John School and Westwood Academy.





## Property Description

### HALL

Spacious entrance hall, tiled flooring, radiator.

### LOUNGE

Two arched stained glass windows to side with a double glazed window to front. Radiator. Feature fireplace. Carpet.

### KITCHEN

Range of eye and base level units with roll edged working surfaces and splash back tiles. Stainless steel sink. Space for gas cooker. Space for washing machine, fridge and freezer. Tiled flooring. Double glazed window to conservatory. Serving hatch to dining room. Door leading to:

### CONSERVATORY

Conservatory with built in shelving and storage cupboard. Tiled and concrete floor. Doors leading to garden.

### DINING ROOM

Double glazed window to side and double doors leading to the conservatory. Serving hatch to kitchen. Feature gas fire.

### BEDROOM ONE

Ground floor master bedroom with double glazed window to front. Radiator. tiled flooring.

### GARDEN

The large rear garden is SOUTH facing commencing with a patio area and pathway to rear with the remainder laid to lawn and beds. Three sheds and green house to remain. Access via gate to the front of the property. Garden measures 114' x 29'







#### BATHROOM

Single glazed window to side. White suite comprising a hand wash basin and bath. Part tiled walls. Wall mounted mirrored cupboard and towel rail.

#### CLOAKROOM/WC

Cloak room with window to side and wc with single glazed window to side. Tiled flooring.

#### LANDING

Landing with cupboard and airing cupboard housing water tank. Vinyl flooring. Doors leading to first floor bedrooms. Access to small loft space.

#### BEDROOM TWO

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

#### BEDROOM THREE

Secondary glazed window to rear. Radiator. Vinyl flooring. Access to eaves.

#### FRONT GARDEN

To the FRONT of the property is a gated driveway providing off street parking and access gated side access to REAR GARDEN. Garden measures 29' x 19'

#### AGENTS NOTES

Tenure Freehold

Castle Point Borough Council

Council Tax Band D



Approx Gross Internal Area  
116 sq m / 1253 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		

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