



- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- POPULAR CUL DE SAC

30 Firfield Road, Benfleet, SS7 3UU

Come along to view this THREE DOUBLE BEDROOM FAMILY HOUSE located in this POULAR CUL DE SAC. Open Plan KITCHEN/DINING ROOM, GOOD SIZE LOUNGE across the rear and a CABIN IN THE REAR GARDEN.

Offers In Excess Of £375,000





## Property Description

### ENTRANCE PORCH

Double glazed sliding patio doors lead to the entrance porch. Laminate flooring. Composite entrance door with a glazed panel leads to the:-

### KITCHEN

This good size well fitted kitchen has units at eye and base level with ample wood effect work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Integrated dishwasher. Cupboard housing the gas fired central heating boiler. Range cooker to remain with an extractor cooker hood over. Space and plumbing for a washing machine. Integrated fridge and freezer. Double glazed window to the front. Inset ceiling spotlights. Radiator with a cover. Open plan to the dining room.

### DINING ROOM

Double glazed window to the front. Radiator. Inset ceiling spotlights. Understairs storage cupboard. Laminate flooring. Recess being used as a drinks bar.

### LANDING

Access to the loft. Coving.

### BEDROOM ONE

Double glazed window to the rear. Built in wardrobes. Airing cupboard. Radiator. Some panelling to the walls.

### BEDROOM TWO

Double glazed window to the front. Radiator. Coving.

### BEDROOM THREE

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







#### BATHROOM

This good size room has a 3 piece suite comprising a low level wc pedestal wash hand basin and a shower bath with a mixer tap and independent shower and screen. Obscure double glazed window to the front. Heated towel rail. Extractor fan. Some ceramic tiling to the walls and visible floor. Coving.

#### PARKING

Off street parking to the front of the property.

#### REAR GARDEN

This easy to maintain rear garden comes complete with a cabin which has double glazed windows to the front and side. An ideal place to work from home. Lawn and patio. Screen fencing. Side access to the front. External power point.

#### GENERAL

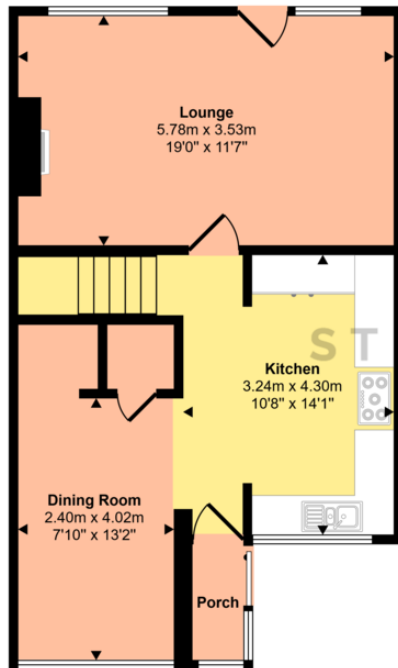
Tenure Freehold

Castle Point Borough Council

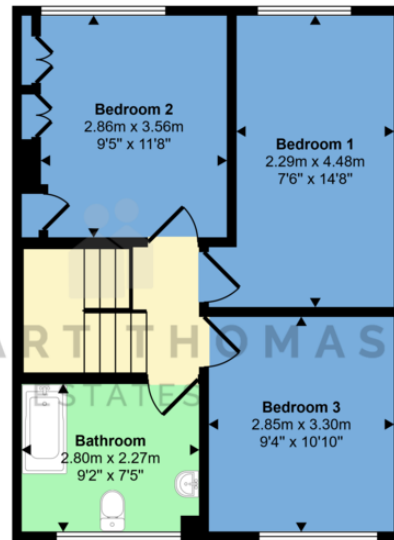
Council Tax Band C



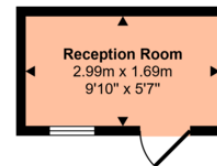
Approx Gross Internal Area  
103 sq m / 1110 sq ft



Ground Floor  
Approx 53 sq m / 569 sq ft



First Floor  
Approx 45 sq m / 487 sq ft



Reception Room  
Approx 5 sq m / 54 sq ft

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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		

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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