



BROWN & BRAND



Constitution Hill
Benfleet, SS7 1ED

- Three bedroom extended semi detached bungalow
- Recently refurbished
- En-suite to master bedroom
- Stunning kitchen with integrated appliances.

Offers In Excess Of £430,000





Property Description

Located in this sort after turning within close proximity to Benfleet station is this recently refurbished three bedroom semi-detached bungalow.

Accommodation offers entrance hallway, three bedrooms, the master having its own en-suite shower room, further three-piece bathroom suite and Open Plan lounge /kitchen. The kitchen is Beauty fitted with integrated appliances and French doors from the lounge leading to garden.



ACCOMODATION COMPRESSES

Approached via double glazed entrance door given access to:

ENTRANCE HALLWAY

Fitted carpet, radiator, smooth, plastered, ceiling door to:

BEDROOM ONE

15' 7" x 10' 4" (4.75m x 3.15m) Dual aspect room with double glazed windows to front and rear. Fitted carpet, radiator, smooth, plastered ceiling, door to:

EN-SUITE

Modern three-piece suite comprising shower cubicle, vanity sink unit with mixer tap. WC. Heated towel rail. Fully tiled walls tiled flooring.



BEDROOM TWO

10' 9" x 11' 10" (3.28m x 3.61m) Double glazed bay window to front radiator. Fitted carpet, smooth, plastered ceiling.



BEDROOM THREE

9' x 8' 5" (2.74m x 2.57m) Double glazed window to front, fitted carpet, smooth, plastered ceiling, radiator.

BATHROOM

Modern three-piece suite comprising low flush WC, vanity sink unit with mixer tap, bath with a shower attachment. Fully tiled walls tiled flooring, heated towel rail, smooth plastered ceiling with inset, spotlights and coving.. extractor fan.

OPEN PLAN LOUNGE/KITCHEN

25' 10" x 13' 7" (7.87m x 4.14m)

LOUNGE AREA

Double glazed French doors giving access to garden, fitted carpets, radiator, smooth ceiling. Fire place .





KITCHEN AREA

The kitchen is beautifully fitted with modern eye and base level units with laminate worktops over incorporating one and a half stainless steel sink unit with tap and drainer. Integrated fridge and freezer. Fitted electric oven and grill, five ring gas hob with extractor fan above, cupboard housing boiler. Integrated dishwasher integrated washer dryer. Double glazed windows to rear and side, smooth plastered ceiling with inset spotlights . Pop up electric sockets and USB points . Laminate flooring.



REAR GARDEN

The rear garden has a large patio area with reminder later, lawn, privacy, fencing outside tap. Gated side access.

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



Energy performance certificate (EPC)

46 Constitution Hill BENFLEET SS7 1ED	Energy rating C	Valid until: 13 November 2033 Certificate number: 2150-3539-6070-6095-4991
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Property type: Semi-detached bungalow
Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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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 and 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.