



BROWN & BRAND



Queensmere
Benfleet, SS7 3XR

- Three Bedroom Semi Detached Chalet
- Located Centrally for Virgin Gym, Local Schools, Bus Routes & Amenities
- Within King John School Catchment
- Lounge to Front

Guide Price £350,000-£375,000





Property Description

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Located centrally for Virgin Gym, bus routes and amenities and within the King John school catchment is this well maintained three bedroomed semi detached chalet. Accommodation offers entrance hall with stairs to first floor, WC, two piece family bathroom, kitchen/breakfast room, lounge and conservatory. At first floor there are three bedrooms. Externally, the rear garden is laid to lawn and parking is via an independent driveway providing parking for numerous vehicles. Newly built garage used for storage and entertaining area to the back opening out to the rear garden. The property further benefits from double glazing and gas central heating and is one we would recommend an early appointment to view to avoid disappointment.



ACCOMMODATION

Approached via UPVC double glazed entrance door with two insert obscure panels with matching side panel giving access through to:

ENTRANCE HALLWAY

Tiled flooring. Radiator. Stairs to first floor accommodation. Flat plastered ceiling with coving.

WC

Close coupled WC. Tiled flooring. Fully tiled walls. Obscure UPVC double glazed window to flank. Flat plastered ceiling.



KITCHEN/BREAKFAST ROOM

12' 2" x 10' 4" (3.71m x 3.15m) The kitchen is fitted in both cupboards and drawer packs to ground and eye level with a contrasting roll edged work surface over incorporating one and a half bowl single drainer sink unit with mixer tap above. Four ring electric hob with extractor hood above and oven below. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled flooring. Tiling to waist height to all walls. Radiator. Under stairs storage cupboard housing meters, trip switches. UPVC double glazed window to rear. Flat plastered ceiling with inset spotlights. Further UPVC double glazed door giving access to conservatory.



CONSERVATORY

11' 0" x 7' 11" (3.35m x 2.41m) Tiled flooring with underfloor heating. UPVC double glazed windows to both flanks and rear. UPVC double glazed door giving access to rear garden

LOUNGE

15' 9" x 12' 1" (4.8m x 3.68m) UPVC double glazed windows to front. Flat plastered ceiling with coving. Radiator. Carpet. Log burner with mantel over.



FIRST FLOOR ACCOMMODATION

LANDING

Carpet. Radiator. Storage cupboard over stairs. Loft access. Doors leading through to:

BEDROOM ONE

14' 1" x 11' 3 (plus wardrobes)" (4.29m x 3.43m) Carpet. Radiator. UPVC double glazed windows to front. Two built in wardrobes with sliding mirrored doors. Flat plastered ceiling.



BEDROOM TWO

15' 1" x 8' 3" (4.6m x 2.51m) Carpet. Radiator. UPVC double glazed windows to rear. Flat plastered ceiling. Built in wardrobes also housing new combination boiler.

BEDROOM THREE

9' 2" x 7' 3" (2.79m x 2.21m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling.

EXTERNALLY

REAR GARDEN

The rear garden is mainly laid to lawn with raised borders and privacy fencing. To immediate fore a paved patio area great for entertaining and access to your very own bar area. Outside tap. Access to the front of the property via the garage/bar area.

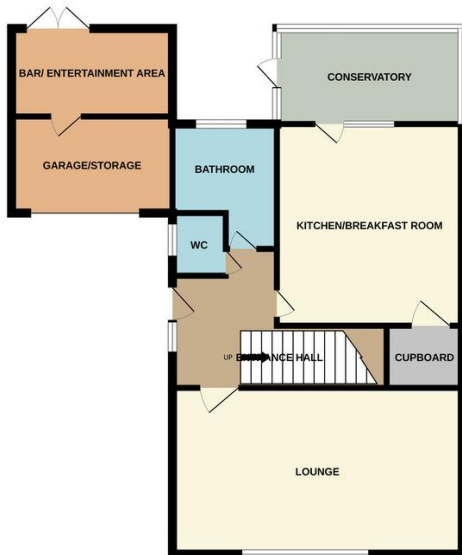
PARKING

Parking is provided via an independent driveway providing parking to front and side for three vehicles. This in turn leads to an electric roller garage door which allows access to rear garden with a large storage area to the front and to the back a fitted bar area with UPVC Double glazed doors leading out to rear garden



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



Energy performance certificate (EPC)		
2b Queensmere BENLEET SS7 3XR	Energy rating D	Valid until: 29 January 2034 Certificate number: 0794-1209-0304-0063-1200

Property type: Semi-detached house
Total floor area: 82 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 energy rating is D. 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