



**BROWN & BRAND**



**Rhoda Road North**  
Benfleet, SS7 3EH

- Two Bedroom Deceiving Semi-Detached Chalet
- Sought After Benfleet Location In a Quiet
- Catchment for Kents Hill Primary School & King John School
- Close To Main Road Links And Bus Stops

**Guide Price £400,000 to £425,000**





## Property Description

Located in this sought after no through road directly opposite Woodland is this immaculate and deceiving semi detached chalet. The accommodation offers entrance hall with stairs to first floor lounge to front with feature fireplace, ground floor WC, modern kitchen with double doors leading to garden. At first floor there are two double bedrooms and a modern shower room. The garden is west facing and is approximately 90 ft (un-measured) . The property further benefits from double glazed windows and parking for two cars.



## ACCOMMODATION COMPRISES

Approached via obscure double glazed door giving access to:

### ENTRANCE HALLWAY

Laminate flooring. Obscure double glaze window to side. Radiator. Smooth plaster ceiling with coving. Wall mounted thermostat control. Stairs to first floor. Door to:

### LOUNGE

15' 3" x 11' 8" (4.65m x 3.56m) Double glazed bay leadlight window to front. Fitted carpet. Brick built feature fireplace. Smooth plastered ceiling with coving.



### GROUND FLOOR WC

Two piece suite comprising vanity sink unit with mixer tap. WC. Obscure double glazed leadlight window to side. Tiled walls. Tiled flooring. Radiator. Smooth plastered ceiling with inset spotlight.

### KITCHEN/BREAKFAST ROOM

12' 8" x 14' 9" (3.86m x 4.5m) The kitchen is beautifully fitted with modern eye and base level units with work surfaces over incorporating 1 1/2 sink unit with tap and drainer. Fitted electric oven with four gas hob and extractor fan above. Tiled splash backs. Space for large freestanding fridge/freezer. Space and plumbing for washing machine. Lino flooring. Double glazed leadlight windows to rear. Double glazed doors access to garden. Storage cupboards. Smooth plastered ceiling with inset spotlights and coving. Cupboard housing boiler.



## FIRST FLOOR ACCOMMODATION

### LANDING

Fitted carpet. Loft access. Smooth plastered ceiling. Door to:

### BEDROOM ONE

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed leadlight window to front. Radiator. Fitted carpet. Smooth plastered ceiling with coving and ceiling rose. Fitted wardrobes.

### BEDROOM TWO

12' 5" x 7' 6" (3.78m x 2.29m) Double glazed





leadlight window to front. Radiator. Fitted carpet. Smooth plastered ceiling.

### SHOWER ROOM

Modern three-piece suite comprising shower cubicle. Vanity sink unit. WC. Tiled walls. Tiled flooring. Obscure double glazed window to side, heated towel rail, smooth plastered ceiling with coving and inset spotlights.

### EXTERNALLY

### REAR GARDEN

This property enjoys the benefit of a private west facing rear garden which is approximately 90ft (unmeasured) Various levels including raised patio area with steps down to lawn area with surrounding flowerbeds and hedge borders.

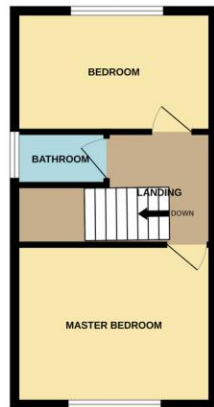
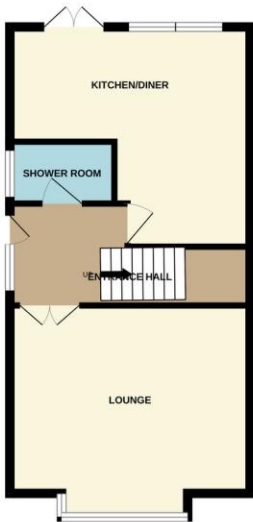
### SUMMER HOUSE/ GARDEN ROOM

Substantial timber pitched roof construction with windows to side and front. Matching double doors. Power and lighting supplied. Gated side access.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not deemed to be included in the sale price unless specifically stated to be included in the offer.

Energy performance certificate (EPC)																																			
37 Rhoda Road North BENFLEET SS7 2BJA	Energy rating <b>D</b>	Valid until: 12 April 2034	Certificate number: 2160-2034-5040-6005-7991																																
Property type Semi-detached house		Total floor area 71 square metres																																	
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																			
<b>Energy rating and score</b>																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td>68 D</td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	68 D		39-54	E			21-38	F			1-20	G			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.