



BROWN & BRAND



Peregrine Drive
Benfleet, SS7 5EJ

- Three Bedroom End Of Terraced House
- No Onward Chain
- Jotmans Estate Location
- West Backing Rear Garden

£375,000





Property Description

Brown & Brand are delighted to present this well-maintained three-bedroom end-of-terrace house, perfectly located in the tranquil area of South Benfleet. Nestled within the sought-after Jotmans estate, this property offers a peaceful retreat with easy access to local amenities and excellent transport links.

Conveniently situated within walking distance of Benfleet Station, commuting is a breeze for city professionals. Enjoy the proximity to High Road shopping facilities, where a variety of shops and dining options await. For leisure, Richmond Park is just a short stroll away, providing an ideal spot for outdoor activities and relaxation.

Families will appreciate the property's inclusion in the catchment area for the OFSTED-rated outstanding Appleton School, making it an excellent choice for those seeking top-tier education for their children.

The property boasts a stunning 55' west-facing rear garden, providing an expansive outdoor area perfect for gardening and hosting summer barbecues. The garden ensures it benefits from plenty of afternoon and evening sunshine, creating an ideal space for leisure and play.



ACCOMMODATION COMPRISES:

Entrance via obscure UPVC double glazed lead light front door leading through to:

LOUNGE

17' 5" x 14' 8" (5.31m x 4.47m) UPVC double glazed bay window to front with bespoke fitted blinds to remain with UPVC double glazed window to side aspect. Smooth plastered ceiling. Radiator. Carpeted stairs to first floor accommodation. Door leading through to:



KITCHEN/BREAKFAST ROOM

15' x 10' 4" (4.57m x 3.15m) UPVC double glazed windows to rear with obscure UPVC double glazed door giving access to rear garden. Modern kitchen is fitted with cupboards both to ground and eye level with contrasting worktops over incorporating stainless steel sink with drainer and mixer tap over. Integrated electric hob with four ring gas hob with extractor over. Cupboard housing combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Walk in storage cupboard housing meters. Cushion wood effect flooring. Smooth plastered ceiling.



FIRST FLOOR LANDING

Smooth plastered ceiling. Loft access. UPVC double glazed window to side aspect. Doors leading through to:

BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m) UPVC double glazed window to front. Smooth ceiling. Built in storage cupboard. Radiator. Carpet



BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m) UPVC double glazed window to rear. Smooth plastered ceiling. Radiator. Carpet.

BEDROOM THREE

10' 2" x 6' 2" (3.1m x 1.88m) UPVC double glazed window to rear. Smooth plastered ceiling. Radiator. Carpet

BATHROOM

Fitted in a three piece suite comprising tiled panelled



bath with shower over and glass screen. Tiled surround. Pedestal wash hand basin. W/C. Wood effect cushion flooring. Ladder style radiator. Smooth plastered ceiling with spotlights.

FRONT GARDEN

Easily maintained lawned area to the front with concrete pathway leading to entrance door..

REAR GARDEN

The rear garden measures approx. 55' with a West backing garden. Mainly laid to lawn with established flower beds and shrubs. Patio to immediate fore with further paved patio to rear. Garden shed. Garage to rear with side access door and gated side access. Fencing to all boundaries.

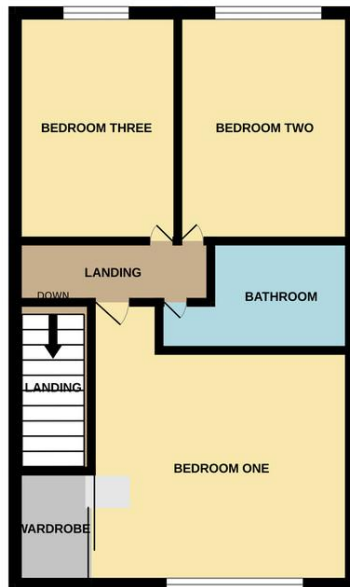
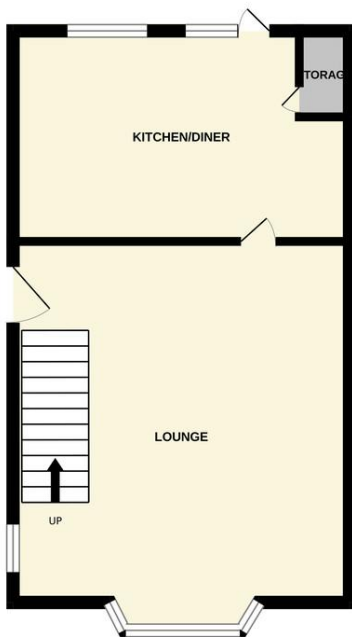
GARAGE

Up and over door. Power. Door to side providing access to rear garden.



GROUND FLOOR

1ST FLOOR



Energy Performance Certificate

16, Penegre Drive, BENLEET, SS7 5EJ

Dwelling type: End terrace house
 Date of assessment: 12 August 2010
 Reference number: 8028-8008-4298-7280-8500
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77	60	75

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	287 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.4 tonnes per year
Lighting	£77 per year	£38 per year
Heating	£462 per year	£371 per year
Hot water	£177 per year	£108 per year

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your heating's energy performance.



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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