



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



**167 High Road, Benfleet, SS7 5HY**

**Guide Price £400,000 Freehold**

A THREE BEDROOM DETACHED HOUSE WITH 100FT SOUTH-WEST FACING LANDSCAPED REAR GARDEN. Offering good sized living accommodation comprising a lounge and dining room, fitted kitchen with integrated appliances and breakfast bar, ground floor shower room, plus a sitting room with bi-folding doors leading out to the garden. To the first floor, three bedrooms two of which are doubles bedrooms with fitted wardrobes and one en-suite shower room.

Ideally situated in this extremely convenient position being within an easy walking distance of Benfleet mainline railway station and High Road shopping facilities and local schools.

Guide Price £400,000 - £425,000

# 167 High Road, Benfleet, SS7 5HY

## Accommodation

Wooden part glazed entrance door, leading to:

## Entrance Porch

Wooden glazed windows to side aspect, tiled flooring, smooth plastered ceiling with inset spotlight. Part glazed door leading to:

## Lounge 18'2 x 13'10 (5.54m x 4.22m)



Double aspect room with Aluminum double glazed bay window to front aspect and window to side aspect, carpet, covered smooth plastered ceiling, feature fireplace with inset gas fire, radiator, TV and power points. Open plan to:



## Dining Room 11'10 x 10'4 (3.61m x 3.15m)



Aluminum glazed bay window to side aspect, fitted carpet, coved smooth plastered ceiling, radiator and power points. Glazed double doors leading to:

## Kitchen/Breakfast Room 17'1 x 8'4 (5.21m x 2.54m)



Shaker style fitted kitchen with contrasting granite worktops and breakfast bar, inset one and a half bowl stainless steel sinks with chrome mixer tap, tiled splash backs, five ring gas hob with extractor fan over and tinted glass splash back, electric oven/grill, integrated dishwasher, space for American style fridge freezer and tumble dryer, led lighting to plinths, concealed gas central heating boiler, smooth plastered ceiling with inset spot lights, laminate wood flooring, power points. Sliding patio doors leading to:

# 167 High Road, Benfleet, SS7 5HY



**Ground Floor Shower Room 5'11 x 5'10 (1.80m x 1.78m)**



Aluminum glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, large walk-in shower with glass screen, wall mounted vanity unit with inset wash hand basin and chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail.



## **Landing**

Aluminum glazed window to side aspect, fitted carpet, coved smooth plastered ceiling. Doors leading to:

**Bedroom One 12'5 x 11'0 (3.78m x 3.35m)**



Two aluminum glazed windows to front aspect, laminate wood flooring, coved smooth plastered ceiling. Fitted wardrobes with mirrored sliding doors, spacious airing/storage cupboard, radiator, TV and power points.

**Sitting Room 14'8 x 8'11 (4.47m x 2.72m)**



Double aspect room with Bi-folding doors leading out to rear garden and upvc double glazed windows to side aspects, vaulted ceiling, laminate wood flooring, radiator, TV and power points.

## **Side Entrance Hall**

Aluminum part glazed side door, coved artex ceiling, laminate wood flooring, radiator, space for washing machine. Doors leading to kitchen and ground floor shower room.



**En-Suite Shower Room**



Aluminum glazed obscure window to side aspect, tiled flooring, fully tiled walls, coved artex ceiling, shower cubicle with bi-folding glass doors, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C.

**Bedroom Two 10'11 x 10'4 (3.33m x 3.15m)**



Upvc double glazed window to rear aspect, laminate wood flooring, coved smooth plastered ceiling. Range of fitted wardrobes with mirrored sliding doors, radiator, TV and power points.



**Bedroom Three 7'6 x 7'0 (2.29m x 2.13m)**



Upvc double glazed window to rear aspect, laminate wood flooring, coved smooth plastered ceiling, radiator, TV and power points. Access to loft via pull down ladder, the loft is fully boarded and has two glazed roof windows, lighting and power points.

**Rear Garden**



Approx. 100ft south west facing landscaped rear garden commencing with raised patio, stepping down to lawn area bordered with establish shrubs and a path way leading to rear, side access and external lighting.

# 167 High Road, Benfleet, SS7 5HY

## Front Garden



Driveway providing ample off street parking for several vehicles.

## Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>77</b>

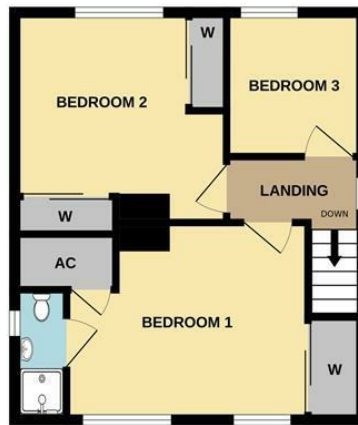
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>49</b>



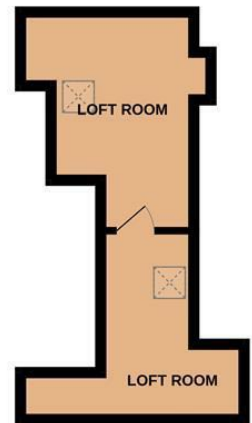
Ground Floor  
675 sq.ft. (62.7 sq.m.) approx.



1st Floor  
380 sq.ft. (35.3 sq.m.) approx.



Loft  
156 sq.ft. (14.4 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.