



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



56a Hall Farm Road, Benfleet, SS7 5JS

Offers In The Region Of £350,000 Freehold

3 BEDROOM SEMI-DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN. Situated within a short walk of Benfleet station, shopping facilities in the High Road and schools. Lounge/Diner with French doors to garden, fitted kitchen with appliances, ground floor cloakroom/W.C. and first floor shower room. Easily maintained south/west backing garden, off street parking and garage.

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Accommodation

Entrance Porch

Upvc double glazed windows to front and side aspects, carpet. Door leading to:

Hallway

Stairs to first floor with under stairs storage cupboard, carpet, artex ceiling.

Ground Floor Cloakroom

White suite with low level W.C and wall mounted wash hand basin with tiled splash back.

Lounge/Diner 24'0" x 11'8" > 8'5" (7.32m x 3.56m > 2.57m)



Upvc double glazed window to front aspect, upvc double glazed French doors to rear, carpet, artex ceiling, TV and power points.



Kitchen 11'3 x 7'11 (3.43m x 2.41m)



Upvc double glazed window to rear aspect, vinyl flooring, coved smooth plastered ceiling with inset spotlights. Fitted with a range of light wood effect base and wall units. Ample work surfaces, inset ceramic hob with extractor fan above, inset stainless steel one and a half bowl sink unit, light wood effect pelmet with inset lighting above sink, tiled splash back to work surface areas, Built in oven/grill with space for microwave above, integrated fridge and freezer. Plumbing and space for washing machine, power points. Half glazed side door leading to garden.



Landing

Carpet, radiator, spacious storage/airing cupboard. Doors to:-

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Bedroom One 10'5 x 9'11 (3.18m x 3.02m)



Upvc double glazed window to rear aspect, carpet, artex ceiling, built in wardrobes, TV and power points.

Bedroom Three 11'10 x 8'6 (3.61m x 2.59m)



Upvc double glazed window to front aspect, carpet, artex ceiling, TV and power points. Storage cupboard.



Bedroom Two 13'1 x 8'5 (3.99m x 2.57m)



Upvc double glazed window to front aspect, carpet, artex ceiling, TV and power points.

Shower Room 8'8 x 8'2 (2.64m x 2.49m)



Two upvc double glazed obscure windows to rear aspect, vinyl flooring, coved smooth plastered ceiling with inset spotlights,



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Rear Garden



Approx. 30Ft x 25FT Low maintenance landscaped garden with crazy paved patio and raised flower beds, garden shed and gated side access.



Garage 16'7 x 7'10 (5.05m x 2.39m)

Up and over door, power and light. Ground floor cloakroom encroaches into the garage the above measurement is the maximum measurements of the garage.

Front Garden

Low maintenance driveway providing ample off street parking.

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	
63	79
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	

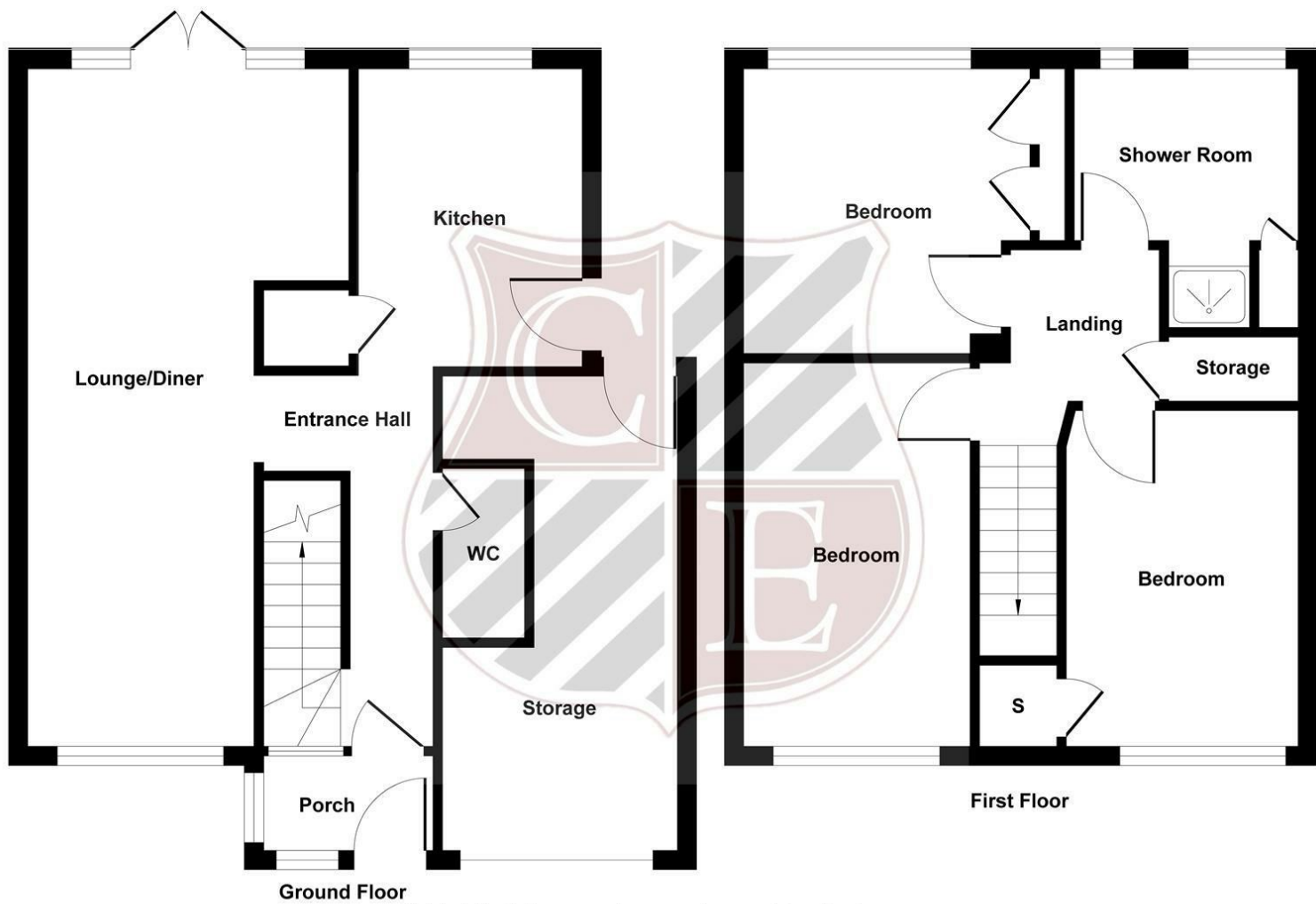


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