



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## **The Moorings, 74 Essex Way, Benfleet, SS7 1LT**

**Guide Price £475,000 Freehold**

GUIDE PRICE £475,000 - £500,000 . A DELIGHTFUL COTTAGE STYLE DETACHED THREE BEDROOM CHALET BUNGALOW, located within just a short walk of the station and conservation area with a variety of quaint pubs and restaurants.

Offering versatile well maintained accommodation with large lounge area and kitchen/family room, south backing garden and block paved driveway to the rear for two vehicles.

# The Moorings, 74 Essex Way, Benfleet, SS7 1LT

## Entrance Hall

Attractive composite entrance door with feature double glazed leaded light panel and two double glazed windows to flank. Providing access to:

## Lounge 15'0" x 19'0" max (4.57m x 5.79m max)



Skimmed ceiling, double glazed window to side and double glazed French doors and windows to rear, radiator. Door to bedroom three and door to ground floor cloakroom.



## Kitchen/Family Room 15'0" x 19'0" (4.57m x 5.79m)



A light and bright area; kitchen fitted with attractive range of eye and base level units. Rolled edge work surface incorporating 1 1/4 stainless steel sink with mixer tap. Fitted electric oven with hob over and glass/stainless steel extractor canopy above. Integrated dishwasher. Integrated fridge/freezer. Double glazed window to side aspect. The remainder of the room is left open plan – providing a large open plan area with feature triple aspect alcove to front with radiator. Stairs to first floor with under stairs storage cupboard and area to rear with double glazed French doors onto garden. Door to utility room and door to lounge.



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**Utility Room 8'7" x 4'3" (2.62m x 1.30m)**



Fitted with range of eye and base level units, work surface and space below providing plumbing for washing machine/utilities, skimmed ceiling with extractor fan, wall mounted electricity consumer unit and vaillant combi boiler housed in cupboard. Double glazed window to rear and radiator.

### **Ground Floor Cloakroom**

Modern white suite comprising close coupled W.C, vanity wash hand basin with tiled splash back, radiator, skimmed ceiling with extractor fan.

**Bedroom 3 12'9" x 12'7" into bay (3.89m x 3.84m into bay)**



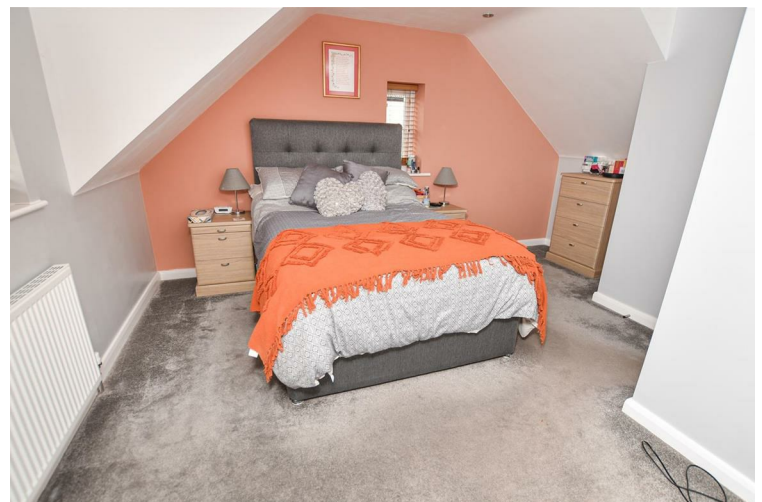
Alcove to front with double glazed window to front and two double glazed windows to side aspect, radiator and skimmed ceiling.



**Landing 18'4" x 6'0" (5.59m x 1.83m)**

Eaves cupboard to rear and skimmed ceiling with inset spotlights. Doors to:

**Bedroom 1 15'3" max x 14'6" max (4.65m max x 4.42m max )**



Double glazed window to front and side aspect, radiator and skimmed ceiling with inset spotlights.

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Rear Garden 40'0" x 30'0" (12.19m x 9.14m)

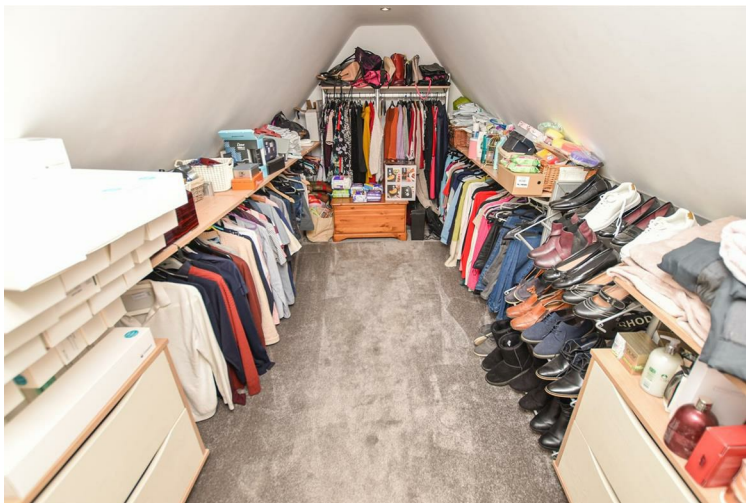


Bedroom 2 12'9" x 8'3" (3.89m x 2.51m)



Double glazed window to front aspect, radiator and skimmed ceiling.

Loft Room/W.I.C 13'0" x 10'3" max (3.96m x 3.12m max)



Open plan to walk-in wardrobe area/additional storage recess, radiator and skimmed ceiling with inset spotlights.

## Family Bathroom

Attractive modern white suite comprising panelled bath with glass screen and mixer taps, shower built into wall, vanity wash hand basin with tiled splash backs, close coupled W.C, skimmed ceiling with inset spotlights, part tiled walls, double glazed obscure window to rear aspect and towel radiator.



South backing landscaped rear garden commencing with patio area from property, steps to garden area which is largely laid to lawn. The rear of garden is block paved with double gated access from Grosvenor Road providing OFF STREET PARKING FACILITIES for two vehicles. External lighting & outside tap.



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## Front Garden



Attractive block paved pathway providing access to rear garden and front door. Two lawned areas with attractive retaining fence surrounding and external lighting.

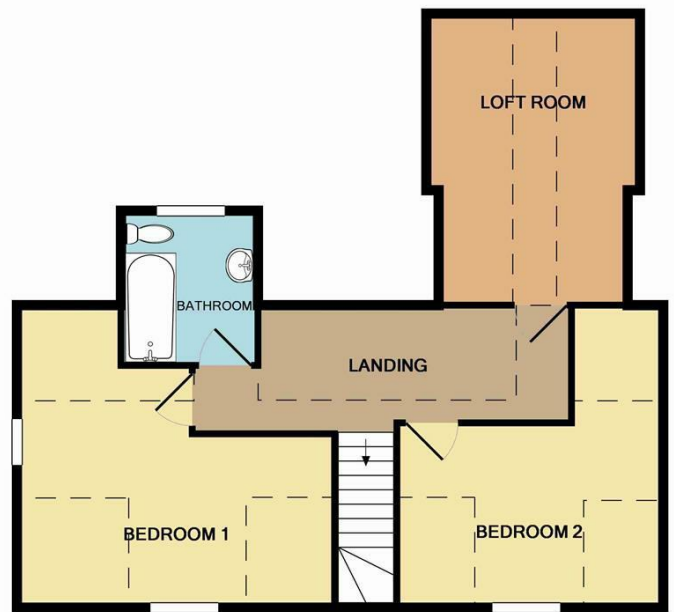
## Council Tax - Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	85

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.0 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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