



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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45 Norwood Drive, Benfleet, SS7 1LJ

Guide Price £430,000 Freehold

GUIDE PRICE £430,000 - £435,000. LOCATED IN A QUIET TRAFFIC FREE LOCATION, this detached three double bedroom bungalow enjoying pleasant views and a 45 x 70 rear garden with ample space to the side for extensions STP.

This well maintained property is located within a short walk of the station and shopping facilities in the high road, with the conservation area having a variety of quaint pubs and restaurants also within a short walk.

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Entrance Hall

Composite door leading to spacious L shaped hall, coved and skimmed ceiling, radiator, loft access with fitted ladder.

Lounge 20 x 12 (6.10m x 3.66m)



Window to front with pleasant views and two windows to flank, wood laminate flooring, two radiators, coved and skimmed ceiling.



Kitchen/Diner 21 x 9'3 (6.40m x 2.82m)



Two windows and door to rear and window to flank, range of quality fitted base and wall units, matching dresser, two pull out

basket drawers, inset white enamel single drainer sink unit with mixer tap, full height pull out larder unit, ceramic hob and electric oven extractor hood over, integrated fridge, two integrated freezers,, attractive tiling to work surface areas, slate tiled floor.



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Bedroom One 11 x 10'3 (3.35m x 3.12m)



Window to front, radiator, built in wardrobes to one wall, coved ceiling.

Bedroom Two 12'2 x 9'6 (3.71m x 2.90m)



Window to flank, radiator, coved and skimmed ceiling, wood laminate flooring.

Bedroom Three 14'9 x 9'3 (4.50m x 2.82m)



Window to rear, radiator, wood laminate flooring, coved and skimmed ceiling.

Shower Room



Window to rear, modern white suite comprising of walk in double shower with electric shower unit and glass shower screen, close coupled wc with push button control, pedestal wash hand basin, coved and skimmed ceiling, fully tiled to shower area.

Separate WC

White suite comprising of close coupled wc.

Rear Garden 45 x 70 (13.72m x 21.34m)

Secluded garden with large lawn area, raised block paved patio area to rear of garden, flower beds, two side entrances.



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Front garden



Low maintenance with planted shrubs and ornamental trees.

Detached Garage



Located to the rear of the garden with concrete parking area in front, the garage is approached via an unpaved driveway off Sidwell Park.

Council Tax Band

E

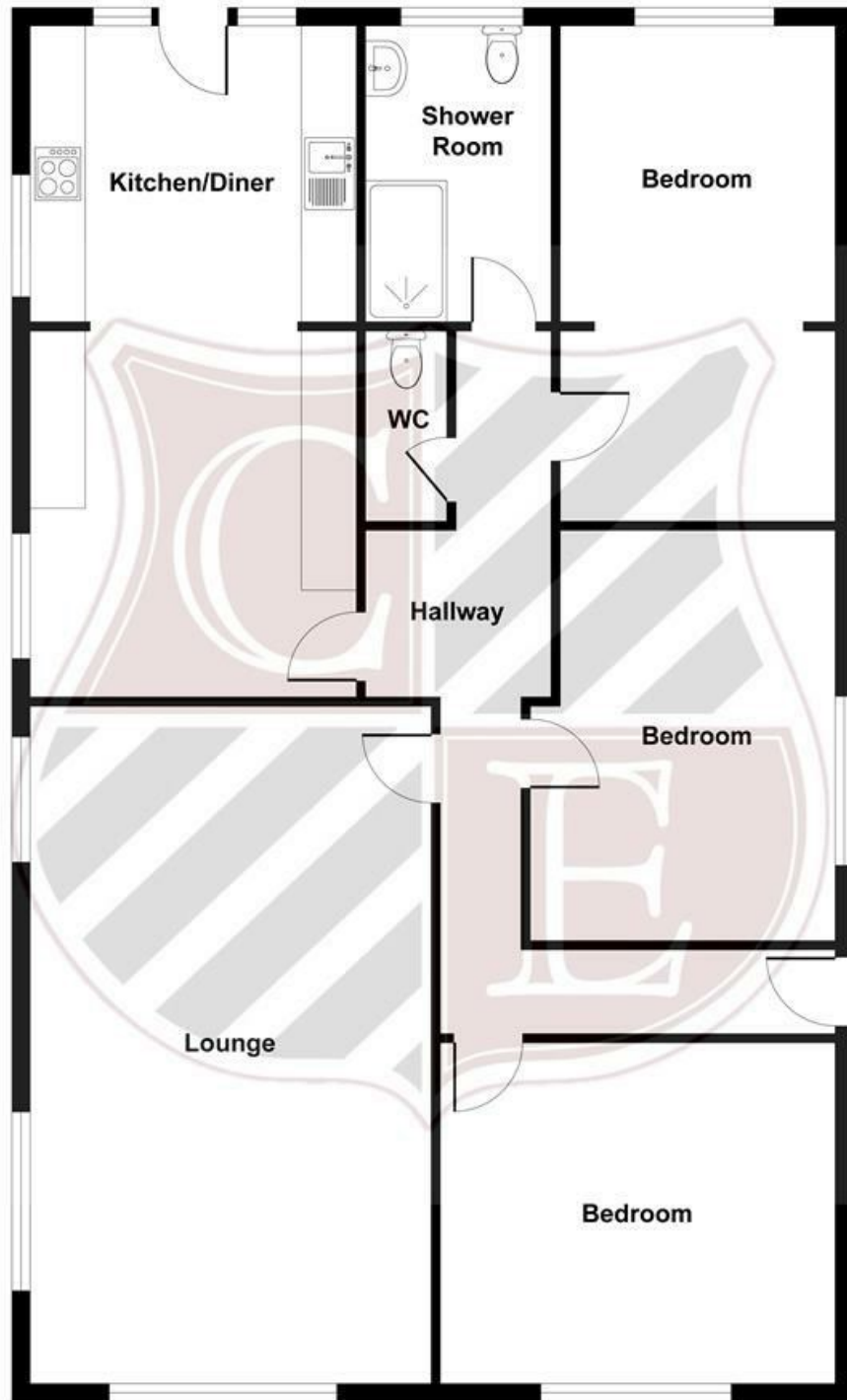


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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