



# 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)



**44 Hall Farm Road, Benfleet, SS7 5JS**

**£485,000 Freehold**

A FIVE BEDROOM SEMI-DETACHED CHALET BUNGALOW, enjoying a 100ft.approx rear garden with detached double garage to rear approached via long driveway providing parking for up to 10 vehicles.

Located within a short walk of the station, minutes walk of the park and shops and offering excellent accommodation with large lounge/diner and 20ft. Kitchen/diner, bedroom with En- Suite to the ground floor and four bedrooms and bathroom to the first.

VIEWING STRONGLY ADVISED



## 44 Hall Farm Road, Benfleet, SS7 5JS

**Entrance Hall 13'10 x 4'7 (4.22m x 1.40m)**



UPVC door with glazed side panel leading to spacious entrance hall, stairs to first floor, wood laminate flooring, built in storage cupboard and under stairs cupboard, radiator, skimmed ceiling.

### **Cloakroom**

White suite comprising of close coupled wc with push button control, vanity wash hand basin with tiled splash back, half height wood panelling to walls, tiled floor, window to flank, skimmed ceiling with inset lights.

**Lounge/Diner 20 x 10'8 inc 14 (6.10m x 3.25m inc 4.27m)**



Window to flank, sliding door and pocket doors to kitchen, wood laminate flooring, two radiators, skimmed ceiling.



**Kitchen/Diner 20 x 11'9 red 8'6 (6.10m x 3.58m red 2.59m)**



French doors to rear, window to flank and open access to utility area, fitted with range of modern cream gloss base and wall cupboards, range of worktops with splash back tiling, free standing gas cooker with extractor hood above, wood laminate flooring, inset one and a half bowl sink unit with cupboards under.

**Utility Area 7 x 6'9 (2.13m x 2.06m)**



Window to rear and door to side, fitted base cupboards and recessed shelves, full height cupboard with space and plumbing for washing machine, work top.



## 44 Hall Farm Road, Benfleet, SS7 5JS

### Bedroom Two 10'4 x 9'7 (3.15m x 2.92m)



Ground floor, window to front, radiator, wood laminate flooring, coved and skimmed ceiling.

### En - Suite Shower Room

White suite comprising of shower cubicle, close coupled wc, vanity wash hand basin with tiled splash back, skimmed ceiling with inset lights, extractor fan

### Landing

Window to flank, four power points, radiator, skimmed ceiling with inset lights, airing cupboard housing gas combi boiler.

### Bedroom One 10'8 x 10'8 (3.25m x 3.25m)



Window to rear with far reaching views, radiator, skimmed ceiling, open access to dressing room.



### Dressing Room 9'7 x 6'4 (2.92m x 1.93m)



Double mirror fronted built in wardrobe, full height drawer unit with wardrobe recess either side for hanging, vanity wash hand basin.

### Bedroom Three 10'4 x 9 (3.15m x 2.74m)



Window to rear, radiator, wood laminate flooring, skimmed ceiling with inset lights.



## 44 Hall Farm Road, Benfleet, SS7 5JS

### Bedroom Four 10'9 x 7 (3.28m x 2.13m)



Window to front, door recess, wardrobe recess, radiator, skimmed ceiling.

### Bedroom Five 10'9 x 7 (3.28m x 2.13m)



Window to front, radiator, skimmed ceiling, wardrobe recess.

### Bathroom



Window to flank, white suite comprising of panelled bath with hand held and overhead shower attachment, pedestal wash hand basin, close coupled wc with push button control, radiator, fully tiled walls, tiled floor.

### Rear Garden 100ft approx (30.48mft approx)

A lovely secluded garden commencing with a raised patio with block paved steps leading down to garden with further patio area, further patio to rear of garden, neat lawn area, fenced to boundaries, brick built shed 9'4 x 8'2 with power and UPVC French doors.





# 44 Hall Farm Road, Benfleet, SS7 5JS

## Detached Double Garage 15 x 19 (4.57m x 5.79m)



Brick built and recently replaced roof, light and power, window and door to garden.

## Front Garden



Parking for up to six vehicles, gates leading to further driveway into garden providing further parking area and access to garage.

## Council Tax Band C

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

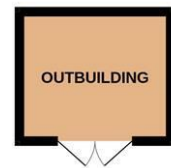
Ground Floor  
719 sq.ft. (66.8 sq.m.) approx.



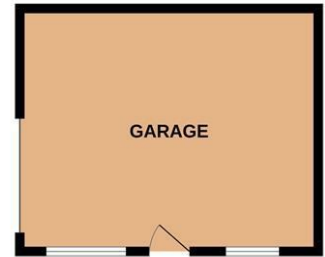
1st Floor  
608 sq.ft. (56.5 sq.m.) approx.



Outbuilding  
75 sq.ft. (7.0 sq.m.) approx.



Garage  
278 sq.ft. (25.9 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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.