

# COUNTRYSIDE

## ESTATES



**20 Lower Church Road, Benfleet, Essex, SS7 4DL**

**£485,000 Freehold**

**SALE AGREED MONDAY 3RD MARCH - CONTRACTS EXCHANGED 26TH MARCH AND COMPLETION 31ST.  
CONTACT US TODAY FOR YOUR FREE VALUATION 01268 - 755555**



## 20 Lower Church Road, Benfleet, Essex, SS7 4DL

### Entrance Porch

UPVC door with insets leading to entrance porch, UPVC full height side panel, panel glazed door to entrance hall.

### Entrance Hall

Power point, access to lounge, kitchen and cloakroom.

### Cloakroom

Close coupled wc with push button control, wash hand basin with mixer tap and cupboard under, window to flank.

### Lounge 17'3 x 16'9 (5.26m x 5.11m)



UPVC French doors to rear, wall light points, gas fire with brick surround, window to flank, stairs to first floor.



### Conservatory 13'4 x 12'6 (4.06m x 3.81m)



Part brick and UPVC construction, two designer radiators, tiled floor, French doors to rear.

### Kitchen/Diner 18'4 x 8'6 (5.59m x 2.59m)



UPVC bay window to front, wood style base and wall cupboards, plumbed for dishwasher, inset one and a half bowl sink with mixer tap, window and door to flank, electric oven and gas hob, plumbed for washing machine, fitted worktops with tiled splash backs.



### Landing

Window to flank, airing cupboard, cupboard with gas boiler.



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**Bedroom One 14 x 9'9 (4.27m x 2.97m)**



Window to front and flank, two double built in wardrobes.

**Bedroom Four 11 x 6'7 (3.35m x 2.01m)**



Window to front, wood laminate flooring.

**Bedroom Two 11'8 x 8'5 (3.56m x 2.57m)**



Window to rear, radiator, loft access.

**Bedroom Three 11'8 x 7'6 (3.56m x 2.29m)**



Window to rear, radiator.

**Bathroom**



Panelled bath, close coupled wc with push button control, vanity wash hand basin with mixer tap and cupboards under, radiator, fully tiled walls, window to flank.

**Rear Garden 100 approx. (30.48m approx)**





Lawned, fenced, greenhouse, established and secluded, side entrance.

**Garage**

Up and over door, light and power, door to garden.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	83
(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 CO2 emissions		
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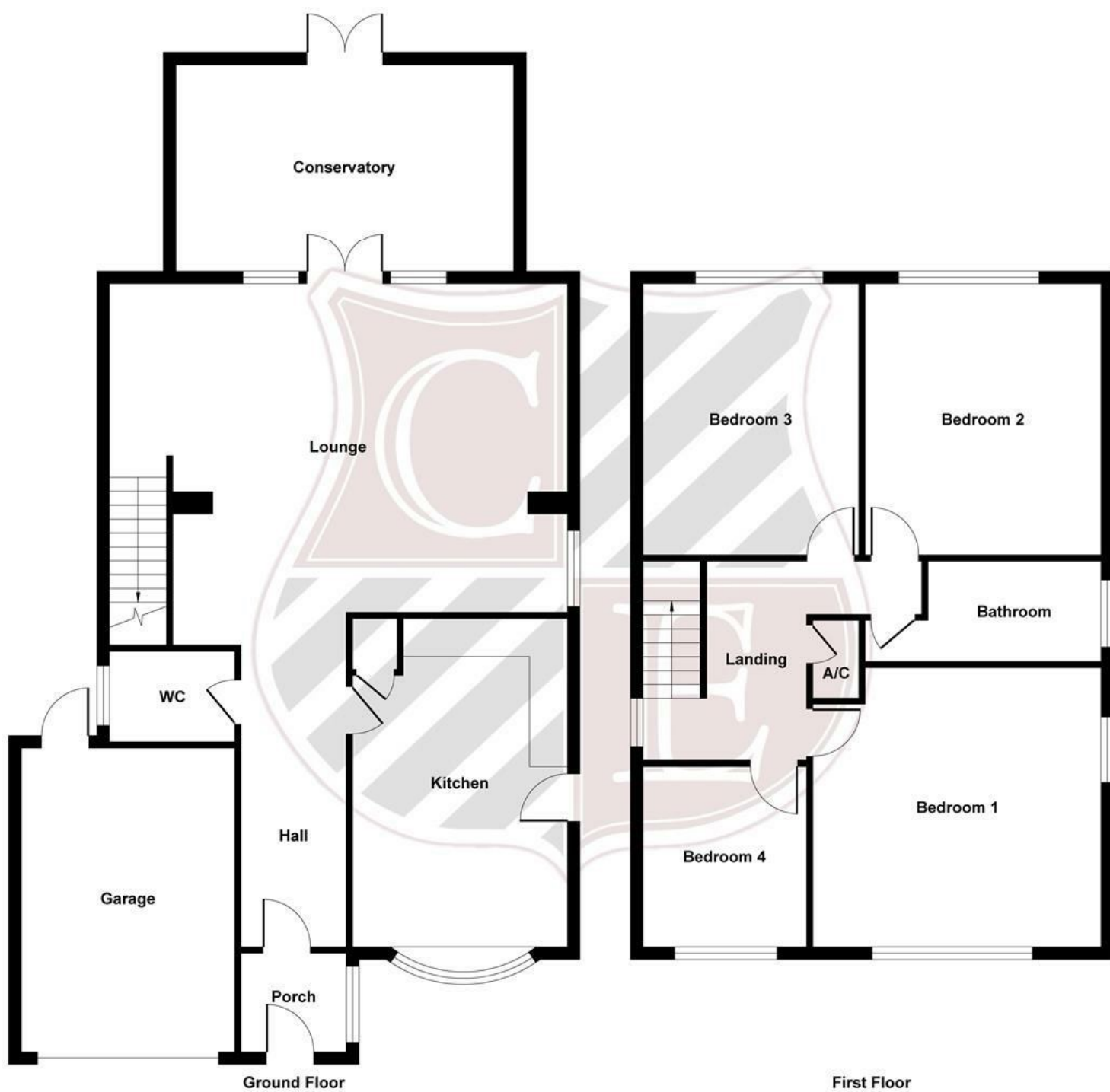


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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