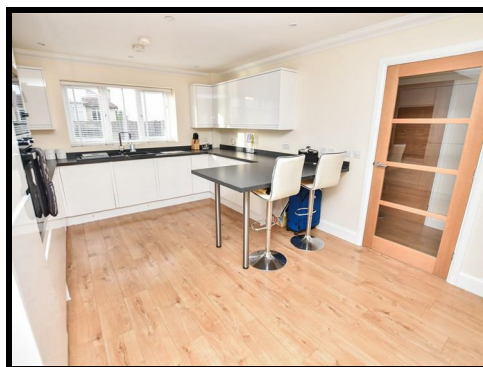


COUNTRYSIDE

ESTATES



50 High Road, Benfleet, SS7 5LH

Guide Price £340,000 Freehold

GUIDE PRICE £340,000 - £350,000. OFFERED WITH NO ONWARD CHAIN THIS WELL APPOINTED DETACHED BUNGALOW BUILT 8 YEARS AGO. Centrally located just off Benfleet High Road, the bungalow boasts a spacious open plan kitchen/living room with modern fitted kitchen and fully integrated appliances, underfloor heating throughout and a four piece suite bathroom.

Externally, an approx. 42FT side garden and gravel driveway providing ample off street parking. Viewing is strongly recommended.

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Accommodation

Wooden part glazed entrance door, opening through to:

Entrance Hall



Laminate wood flooring, underfloor heating, coved smooth plastered ceiling with inset spotlights, spacious storage cupboard. Doors leading to:

Open Plan Kitchen/Living Room 30'0 x 11'3 (9.14m x 3.43m)



Upvc double glazed windows to both front and rear aspects, French doors with glazed side panels opening out to side garden, laminate wood flooring, coved smooth plastered ceiling with inset spotlights, underfloor heating, modern white gloss fitted kitchen units with contrasting worktops and breakfast bar, inset one and half sink with chrome mixer tap, integrated appliances comprising 5 ring gas hob with glass splash back and extractor fan over, oven and microwave oven, fridge and freezer, dishwasher and washing machine. TV and power points.



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Bathroom 8'3 x 6'2 (2.51m x 1.88m)



Bedroom 14'3 x 10'7 (4.34m x 3.23m)



Upvc double glazed obscure window to front aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, underfloor heating, four piece suite comprising a panelled bath with chrome mixer tap, shower cubicle with glass sliding doors, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, chrome heated towel rail.

Side Garden 42" x 20" (12.80m x 6.10m)



Upvc double glazed window to side aspect, laminate wood flooring, coved smooth plastered ceiling with inset spotlights and access to loft via hatch, underfloor heating, TV and power points.



Mostly laid to lawn with fenced boundaries, side access gates, external lighting and water tap.



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Front Garden



Paved pathway leading to front door, gravel driveway providing ample off street parking, external lighting.

Council Tax
BAND C - Castle Point Borough Council

Agents Note
This property is situated just off Benfleet High Road and access via a private lane.

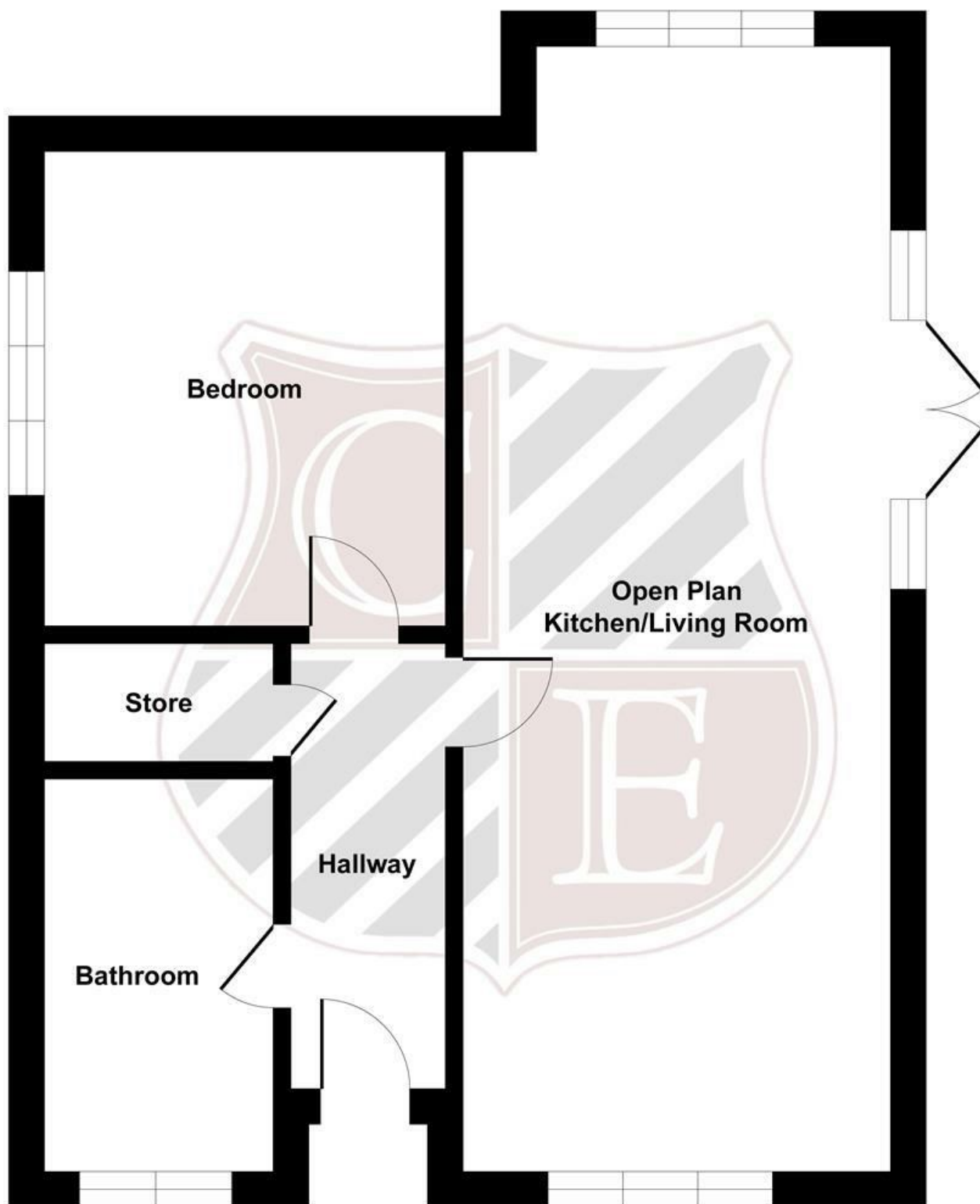
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Floor Plan

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

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143