

# COUNTRYSIDE

## ESTATES



**51 Oakfield Road, Benfleet, SS7 5NS**

**£440,000 Freehold**

COMPLETE ONWARD CHAIN THIS 3/4 BEDROOM DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND SSTP. Offering good size living accommodation, landscaped rear garden and driveway providing off street parking. Situated within walking distance to primary and senior schools, Benfleet High Road, Tarpots and Benfleet station.

Guide Price : £440,000 - £465,000

VIEWING HIGHLY RECOMMENDED

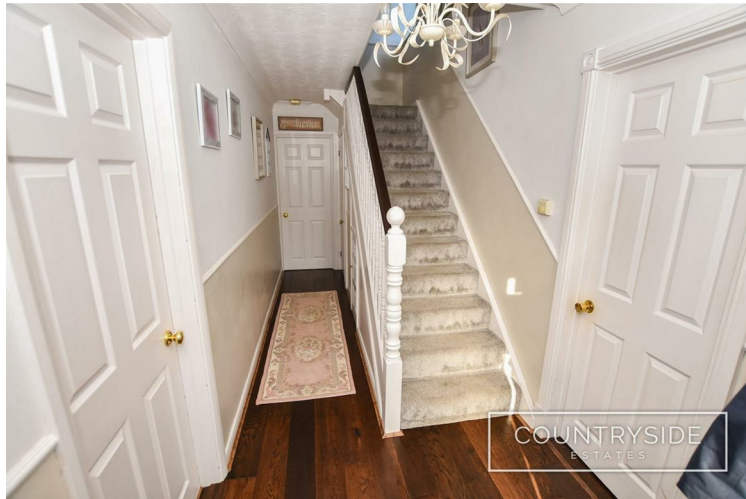


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### Accommodation

Composite part glazed entrance door, opening through to:

### Entrance Hall



Laminate wood flooring, coved artex ceiling, radiator, storage cupboard downstairs, power points. Doors leading to:

### Lounge 17'11 x 11'11 (5.46m x 3.63m)



Upvc double glazed bay window to front aspect and high level window to side, carpet, coved smooth plastered ceiling, feature brick fireplace with inset gas fire, two radiators, TV and power points.



### Kitchen/Diner 18'4 x 9'11 (5.59m x 3.02m)



Upvc double glazed window and French doors leading out to rear garden, laminate wood flooring, coved smooth plastered ceiling with inset spotlights, country style kitchen with fitted wall and base units, tiled splash backs, integrated appliances comprising range style cooker with gas hob and extractor fan over, dishwasher, washing machine, fridge and freezer. Radiator and power points.





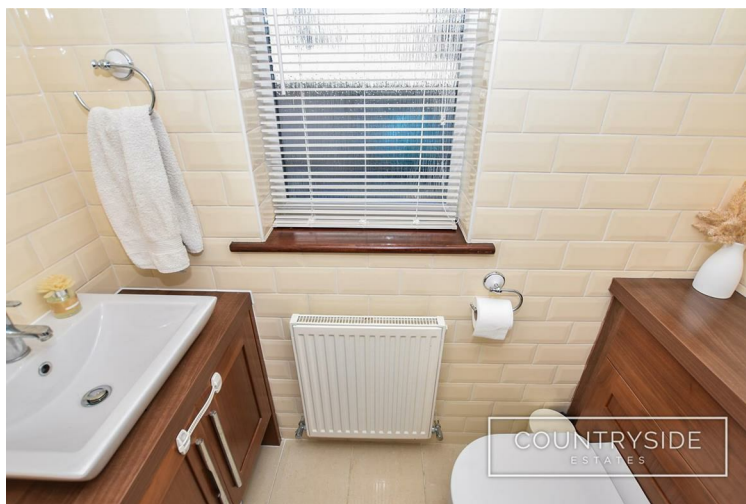
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Reception Room/Bedroom Four 17'1 x 7'6 (5.21m x 2.29m)



Upvc double glazed window and door to rear garden, carpet, coved textured ceiling, radiator and power points.

### Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, vanity unit with mounted hand wash basin with chrome mixer tap, matching concealed cistern W.C, radiator.

### Landing



Upvc double glazed obscure window to side aspect, carpet, coved artex ceiling, access to loft via hatch. Doors leading to:

Bedroom One 16'6 x 11'6 (5.03m x 3.51m)



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, range of fitted wardrobes, radiator, TV and power points.



Bedroom Two 13'0 x 11'2 (3.96m x 3.40m)



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.



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Bedroom Three 10'8 x 6'6 (3.25m x 1.98m)



Upvc double glazed window to front aspect, carpet, coved artex ceiling, radiator, storage cupboard, power points.

Bathroom 10'0 x 6'10 (3.05m x 2.08m)



Upvc double glazed obscure window to rear aspect, tiled flooring, artex ceiling, fully tiled walls, four piece suite bathroom comprising panelled bath, shower with glass door, pedestal hand wash basin with chrome dual taps, close coupled W.C, chrome heated towel rail.

Rear Garden

Landscaped garden with spacious I-shaped patio and lawned area, side access and external water tap.

Front Garden

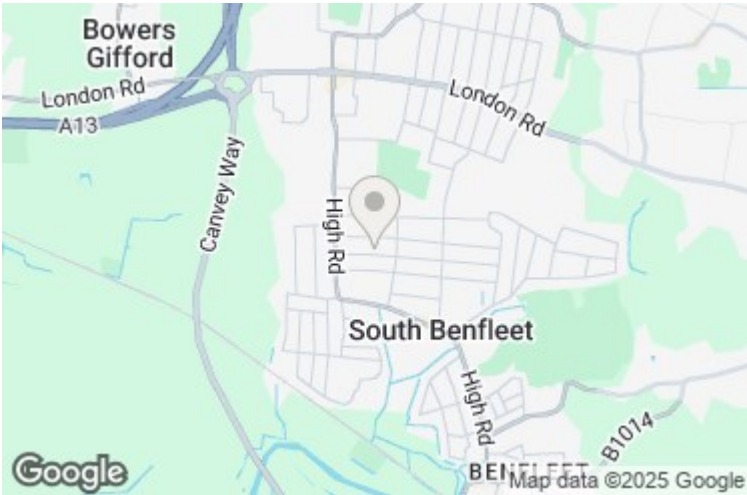


Low level walled frontage, block paved driveway providing off street parking with potential to create additional parking if required.

Council Tax  
BAND D

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	80

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  
APPROX. FLOOR  
AREA 656 SQ.FT.  
(61.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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