

# COUNTRYSIDE

## ESTATES



### 11 Boyce View Drive, Benfleet, SS7 5EA

### £1,650 PCM

Offered to let is this modern, well presented three bedroom family home set within a convenient Benfleet location close to the local park, schools and amenities. To the ground floor the property offers a good size lounge with feature fireplace, a modern kitchen and bedroom. On the first floor there are two further bedrooms with an en-suite to master, plus a modern three piece bathroom suite. Externally there is a spacious rear garden with decked area, including a bar and summer house, plus front garden with off street parking and garage.

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Lounge/Diner 19'9 x 10'0  
Double glazed window, sliding patio doors to garden, wood effect flooring, electric feature fireplace, radiators, power points.

Kitchen 10'8 x 7'7  
Modern kitchen with double glazed window, door to outside, modern white units to eye and base level with work surfaces over incorporating stainless steel sink and drainer unit, integrated cooker with hob above and extractor over, part tiled walls, wood effect flooring, power points, integrated fridge/freezer.

Ground Floor Bedroom Three 12'0 x 7'8  
Double glazed window, wood effect flooring, storage cupboard, power points, radiator.

Bedroom One 11'4 x 10'6  
Double glazed window, fitted carpet, power points, radiator, access to:

En-Suite  
Obscure double glazed window, tiled corner shower cubicle, low flush WC, wash basin, floor covering, heated towel radiator.

Bedroom Two 11'9 x 7'8  
Double glazed window, fitted carpet, power points, radiator, louvre fronted wardrobes.


Bathroom  
Obscure double glazed window, panelled bath with shower over and glass screen, low flush WC, wash basin.


Rear Garden  
Attractive rear garden, mostly laid to lawn, fenced boundaries, shrub borders, decked area with bar & summerhouse.

Front Garden  
Lawn area, paved driveway leading to garage.

Available From May / Full Referencing Required / EPC Band E / Council Tax Band D /



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| 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) <b>A</b>  |         |   |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |

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