

# COUNTRYSIDE

ESTATES



## 229 Kiln Road, Benfleet, SS7 1RS

### Guide Price £540,000 Freehold

Guide Price £540,000-£550,000 SPACIOUS DETACHED 2 BEDROOM BUNGALOW with 140' approx rear garden, garage and off street parking.

Extended to provide 25'1 x 12'6 kitchen/diner and 21' x 11'6 lounge. The property also benefits from a utility room and fitted 4 piece bathroom suite. The garden has a raised porcelain tiled patio and summer house.

Located close to local amenities, bus routes and great transport links to A127 & A130 the space and placement of this property make it a must view.

**Accommodation**

**Entrance Porch**

Composite entrance door with obscure, double glazed side panel, Karndeian flooring, three Upvc double glazed windows to front, Upvc double glazed window into utility room, wood and glazed door leading into.....

**Hallway**

Karndeian flooring, smooth plastered ceiling, access to boarded and insulated loft via ladder, vertical radiator.

**Kitchen/Diner 25'1 x 12'6 (7.65m x 3.81m)**



Bespoke fitted Paul Newman kitchen with granite worktops and integrated fridge and freezer, dishwasher, 2 eye level Siemens electric ovens, induction hob with concealed extractor above, undermounted stainless steel sink with brushed chrome mixer tap, Karndeian flooring, Smooth plastered ceiling, Upvc obscure, double glazed window to side, breakfast bar, open into dining area with Upvc double glazed bi-fold doors to rear garden, Karndeian flooring, smooth plastered ceiling, open into....



**Lounge 21' x 11'6 (6.40m x 3.51m)**



Upvc double glazed window overlooking rear garden, further Upvc double glazed window to side, Karndeian flooring, smooth plastered ceiling, feature brick wall, 2 vertical radiators, TV point.

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Bedroom 2 9'11 x 9'4 (3.02m x 2.84m)



Upvc double glazed window to side, radiator, carpet, smooth plastered ceiling.

Utility Room 12' x 9'6 (3.66m x 2.90m)



Bathroom 10'4 x 7'8 (3.15m x 2.34m)



Upvc double glazed window to front, fully tiled walls and floor, 4 piece suite comprising bath with chrome mixer tap and wall mounted TV, frosted glass wall with lighting to one side, walk in shower with chrome accessories and glass screen, sink with chrome mixer tap and wall mounted cupboard under, low level W/C, Upvc double glazed obscure window to side, smooth plastered ceiling with inset spot lighting, extractor fan.

Bedroom 1 13'7 x 11' (4.14m x 3.35m)



Upvc double glazed bay window to front, radiator, carpet, smooth plastered ceiling, 2 Upvc double glazed windows to side, TV point.

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## Outside

The property is set back from the road with a large wooden gate, paving providing off street parking for several vehicles, well stocked beds, drive way to the side leading to.....

## Garage

Up and over door, power and light, personal door leading to the rear garden, window to rear.

## Rear Garden approx 140' (approx 42.67m)



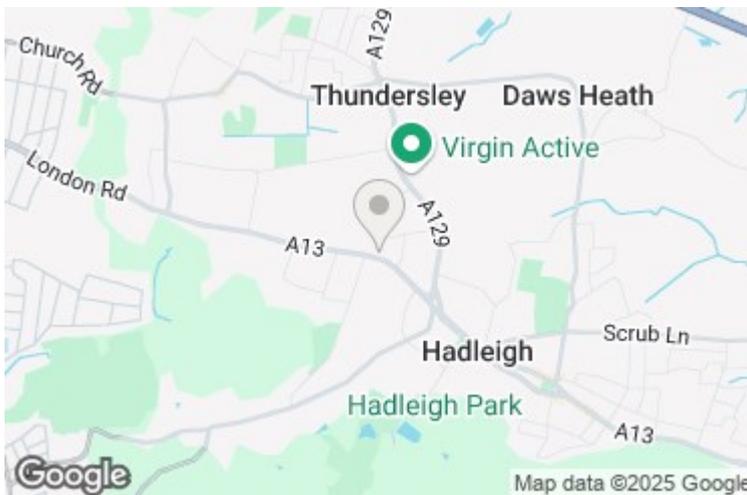
Commencing with a raised porcelain tiled patio area with steps down to the lawn which has well stocked, established beds, pathway leading to summer house at the rear which has glazed windows, veranda style porch, power and light and a separate door to integral storage, gated side access.



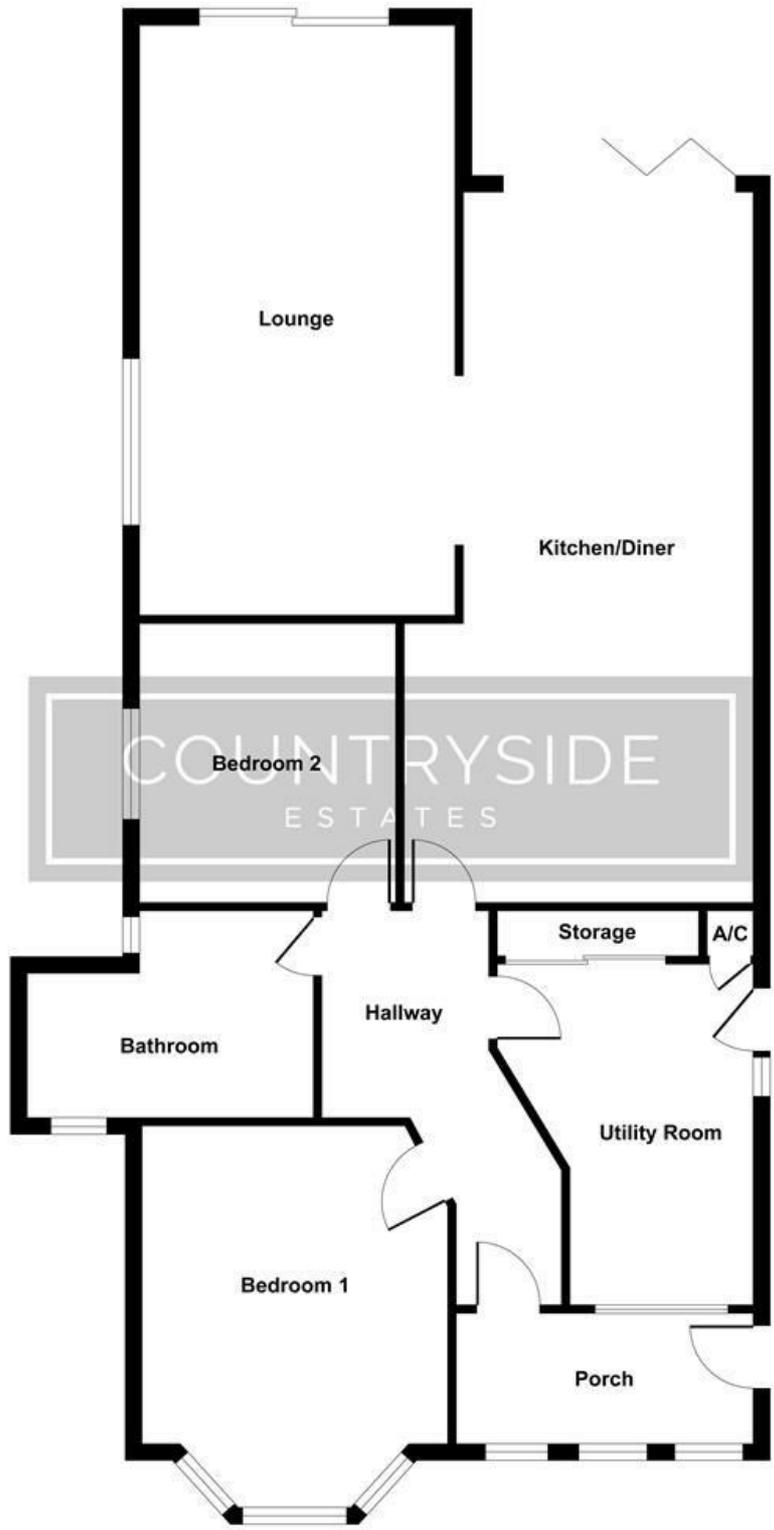
## Council Tax Band Band E - Castle Point

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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			85
(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	



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Floor Plan

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

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