

# COUNTRYSIDE

## ESTATES



**36 Bartley Road, Benfleet, SS7 4DB**  
**Offers In Excess Of £450,000 Freehold**

This beautifully presented chalet home boasting open plan living with bi-folding doors leading out to the established landscaped rear garden. One bedroom to the ground floor and two bedrooms plus a shower room to the first floor.

Position on a non through road with easy connections via Sadlers Farm roundabout to the A13, A127 and A130.  
Viewing is highly recommended.



## 36 Bartley Road, Benfleet, SS7 4DB

### Accommodation

Upvc part glazed entrance, opening through to:

### Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling with inset spotlights, built in storage cupboard, radiator and power points. Doors leading to:

### Lounge/Dining Room 25'5 x 11'2 (7.75m x 3.40m)



Upvc double glazed bay window to front aspect, bi-folding doors opening out to rear garden, laminate wood flooring, coved smooth plastered ceiling with inset spotlights, radiators, TV and power points. Open plan to:



### Kitchen 12'8 x 9'8 (3.86m x 2.95m)



Upvc double glazed window to rear aspect, laminate wood flooring, smooth plastered ceiling with inset spotlights and glass lantern. Modern gloss fitted kitchen units and breakfast bar with contrasting worktops and matching splash backs, inset four ring gas hob with extractor over, double oven/grill, ceramic one and half sinks with drainer and chrome mixer tap, integrated dishwasher, space for American style fridge freezer, washing machine and tumble dryer.





## 36 Bartley Road, Benfleet, SS7 4DB



Landing



Bedroom Three 10'1 x 7'7 (3.07m x 2.31m)



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

Upvc double glazed obscure window to side aspect, carpet, smooth plastered ceiling. Doors leading to:

Bedroom One 16'9 x 7'10 (5.11m x 2.39m)



Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, tiled flooring, artex ceiling, fully tiled walls, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, chrome heated towel rail.

Two upvc double glazed windows to rear aspect, carpet, smooth plastered ceiling with inset spotlights, radiator, TV and power points.





## 36 Bartley Road, Benfleet, SS7 4DB

**Bedroom Two 11'5 x 9'0 (3.48m x 2.74m)**



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, built-in wardrobes with sliding doors, storage cupboards to eaves, radiator, TV and power points.



**Shower Room 9'2 x 7'5 (2.79m x 2.26m)**



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spot lights, fully tiled walls, large walk-in shower with rainfall shower head and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, chrome heated towel rail.

**Rear Garden**



Established and well maintained landscaped garden commencing with raised decking stepping down to patio area, leading on to lawn with flower bed borders and further sun patio with three garden sheds. Side access power point and lighting.





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Front Garden

Low maintenance block paved driveway providing ample off street parking for numerous vehicles.

Council Tax

Band C Castle Point Borough Council

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		
	73	86
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		
(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		



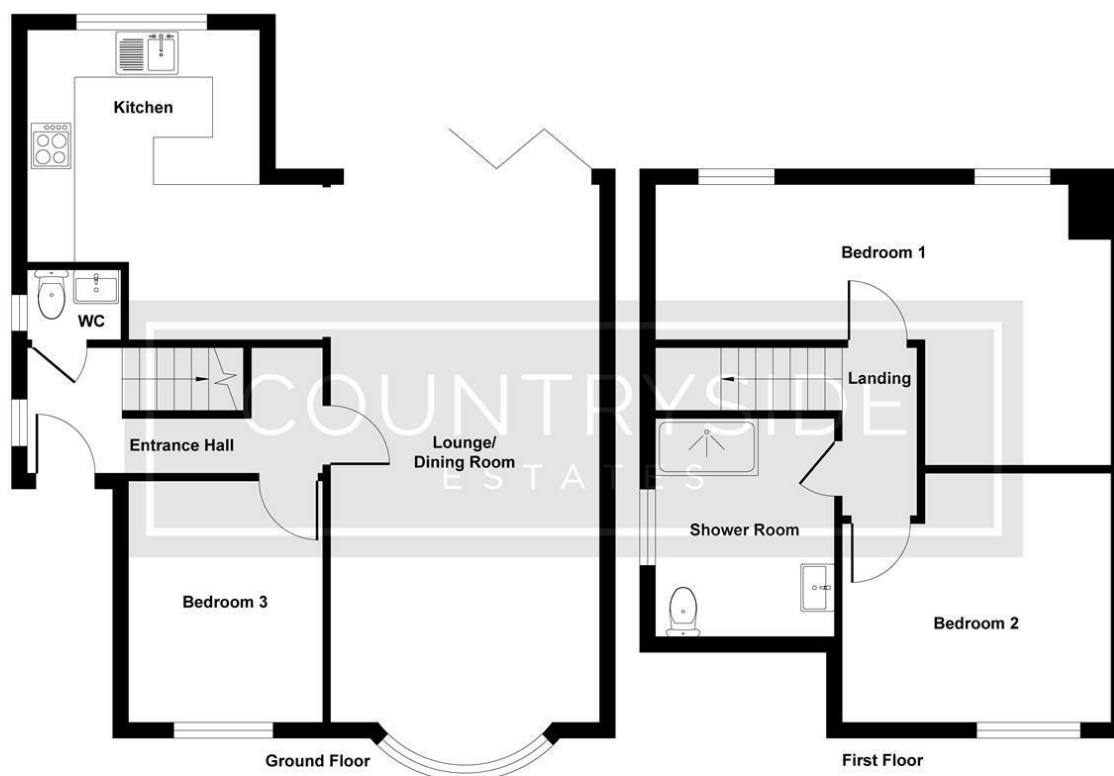


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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