

COUNTRYSIDE

ESTATES



24 Philmead Road, Benfleet, SS7 5DN

Guide Price £490,000 Freehold

THREE BEDROOM SEMI-DETACHED CHALET with DETACHED ONE BEDROOM ANNEX .
Offered with NO ONWARD CHAIN.

The property provides a fitted kitchen, 22' lounge/diner, en-suite to bedroom 1 and ample off street parking. It also benefits from being close to South Benfleet Primary and Appleton Secondary schools and within a short distance of Tarpots shops and restaurants.

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Accommodation

Upvc part glazed entrance door, opening through to:

Entrance Hall



Laminate wood flooring, smooth plastered ceiling, radiator with decorative cover, power points. Open plan to:

Kitchen 14'8 x 7'4 (4.47m x 2.24m)



Upvc double glazed windows to both rear and side aspect, French doors opening to rear garden, fitted shutters to window and French doors, tiled flooring, underfloor heating, smooth plastered ceiling, modern gloss kitchen with contrasting quartz worktops, inset stainless steel sink with chrome mixer tap, four ring gas hob with extractor fan over, integrated appliances comprising oven and microwave oven, fridge, freezer and washing machine. Power points.



Lounge/Diner 22'2" x 13'10" < 12'5 (6.76m x 4.22m < 3.78m)



Upvc double glazed bay window and window to front aspect, laminate wood flooring, smooth plastered ceiling, two radiators, TV and power points. Staircase to first floor accommodation.



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Bathroom 10'0 x 6'11 (3.05m x 2.11m)



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, modern suite comprising a free standing bath, shower cubicle with glass doors, vanity unit with mounted hand wash basin and chrome mixer tap, concealed cistern W.C, radiator.

flooring, smooth plastered ceiling, radiator, storage cupboard to eaves, TV and power points.



En-Suite Shower Room



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, shower cubicle with glass doors, vanity unit with mounted hand wash basin and chrome mixer tap, concealed cistern W.C.

Landing

Carpet, smooth plastered ceiling with inset lightwell, power points, doors leading to:

Bedroom One 12'2 x 7'6 (3.71m x 2.29m)



Upvc double glazed bay window to rear aspect, laminate wood

Bedroom Two 9'1 x 6'11 (2.77m x 2.11m)



Upvc double glazed bay window to front aspect, laminate wood flooring, smooth plastered ceiling, storage cupboard, radiator and power points.

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Bedroom Three 9'1 x 6'10 (2.77m x 2.08m)



Upvc double glazed bay window to front aspect, laminate wood flooring, smooth plastered ceiling, radiator and power points.

Rear Garden



Beautifully maintained and landscaped west facing garden commencing with raised decking area leading to lawn, shed with electricity, established plants and shrubs with central water feature. Further composite decking area to rear with private access to annex.



Detached Annex

AGENTS NOTE - Please be advised the annex is currently

rented on an AST (Assured Shorthold Tenancy) achieving £1400.00 PCM including Council Tax Rates, Electric and Water Rates. The property is being sold with vacant possession and the AST will be terminated.

Kitchen/Lounge 13'3 x 12'5 (4.04m x 3.78m)

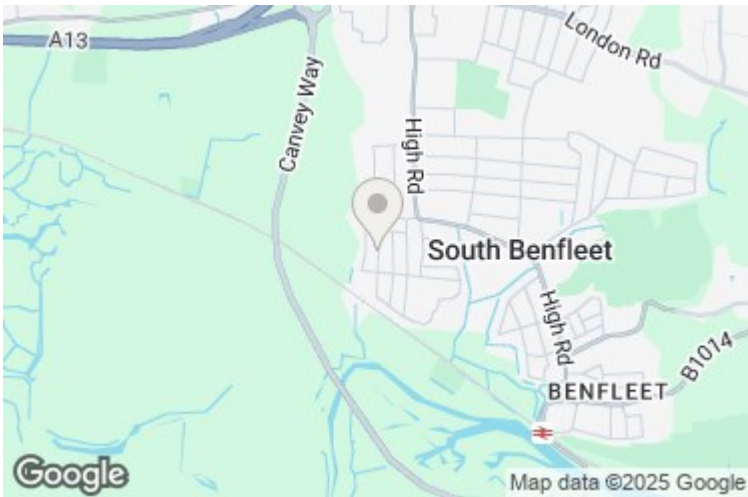


Upvc double glazed French doors with glazed side panels opening to rear garden, carpet to lounge area and vinyl to kitchen area, vaulted ceiling with inset Velux window, fitted kitchen with integrated electric four ring hob and extractor fan over, electric oven and stainless steel sink with drainer and chrome mixer tap, tiled splash backs, wall mounted electric heater.



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Bedroom 12'2 x 9'6 (3.71m x 2.90m)



Upvc double glazed window to front aspect, carpet, vaulted ceiling, wall mounted electric heater, TV and power points. Walk-In closet measuring 5'3 x 4'1.

En-Suite Shower Room 7'6 x 5'5 (2.29m x 1.65m)




Tiled flooring, vaulted ceiling with inset Velux window, fully tiled walls, walk-in shower with glass screen, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.

Front Garden

Low maintenances slab driveway providing ample off street parking for numerous vehicles, side access with electronic control wrought iron gate providing separate access to annex.

Council Tax

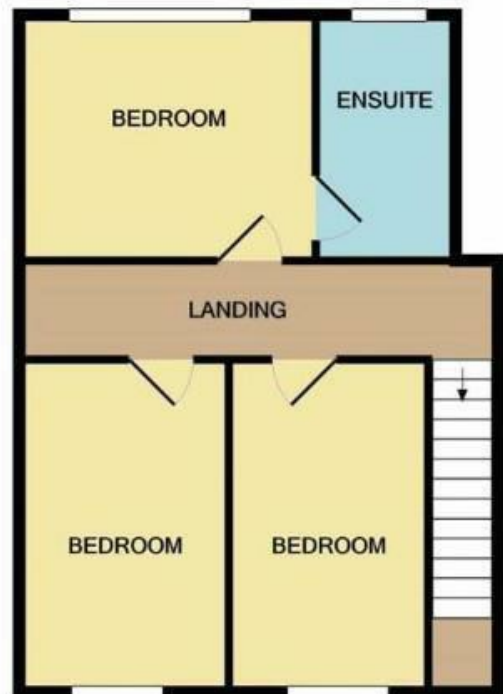
Main Property - Band D
Annex Property - Band A
Castle Point Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 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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