

# COUNTRYSIDE

## ESTATES



### **26 Karen Close, Benfleet, Essex, SS7 1NT**

### **Guide Price £375,000 Freehold**

GUIDE PRICE £375,000 - £385,000. NO ONWARD CHAIN THIS MODERNISED TWO BEDROOM SEMI-DETACHED BUNGALOW Situated in this sought after Cul-De-Sac position, being within a few minutes walk of the picturesque Benfleet Downs and under a five minute walk to Benfleet Station for the c2c line to London Fenchurch Street.

This bungalow offers bright and airy accommodation with modern fitted shaker style kitchen with integrated appliances, spacious lounge/diner, fully tiled bathroom and good sized main bedroom with walk-in wardrobe. Externally, a landscaped rear garden with patio and decked areas, side access to front with driveway providing ample parking.



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### Accommodation

Grey composite double glazed entrance door, leading to:

### Entrance Hall



Laminate wood flooring, smooth plastered ceiling with inset spotlights, storage cupboard, power points, access to loft via ceiling hatch to partly boarded loft with pull down ladder. Doors to:

### Lounge/Diner 18'9 x 11'2 (5.72m x 3.40m)



Upvc double glazed French doors with full height side panels and fan light windows all leading out to rear garden, laminate wood flooring, smooth plastered ceiling, feature chimney breast with electric fire and alcove for TV and sound bar, storage cupboard, radiator, TV and power points.



### Kitchen 12'0 x 6'7 (3.66m x 2.01m)



Upvc double glazed window to side aspect and personal door leading to rear garden, laminate wood flooring, smooth plastered ceiling with inset spotlights, modern shaker style fitted kitchen with tiled splash backs, integrated appliances comprising, electric oven and ceramic hob with glass and stainless steel extractor fan over, microwave oven, fridge freezer and dishwasher. Space and plumbing for washing machine and tumble dryer, one and a half bowl sink with drainer and chrome mixer tap. Power points.





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### Bedroom One 12'5 x 11'0 (3.78m x 3.35m)



Upvc double glazed window to front aspect, laminate wood flooring, smooth plastered ceiling, radiator, TV and power points. Sliding doors to:



### Walk-In Wardrobe 5'10 x 4'2 (1.78m x 1.27m)

Fitted carpet and range of hanging rails and shelving.

### Bedroom Two 9'9 x 6'11 (2.97m x 2.11m)



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

### Luxury Bathroom 6'5 x 6'1 (1.96m x 1.85m)



Upvc double glazed obscure window to side aspect, attractive matching tiled flooring and fully tiled walls, smooth plastered ceiling with inset spotlights. Modern white suite comprising Panelled shower bath with shower over and glass screen, vanity unit with inset wash hand basin and chrome mixer tap, concealed W.C, chrome heated towel rail and extractor fan.

### Rear Garden



Approx. 40ft x 27ft landscaped rear garden commencing with a raised patio, stepping down to lawned area with stepping stones leading to decked area at the rear, spacious side access, wooden shed, external lighting and water tap.

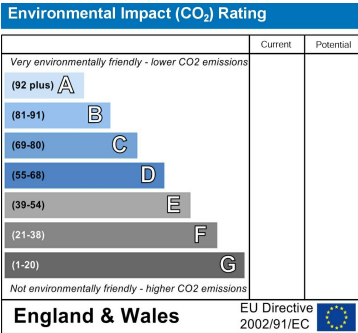
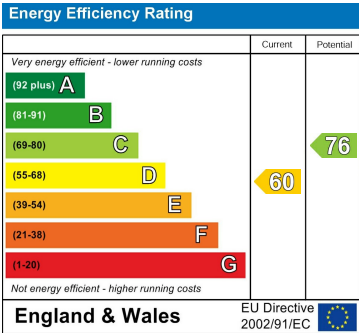


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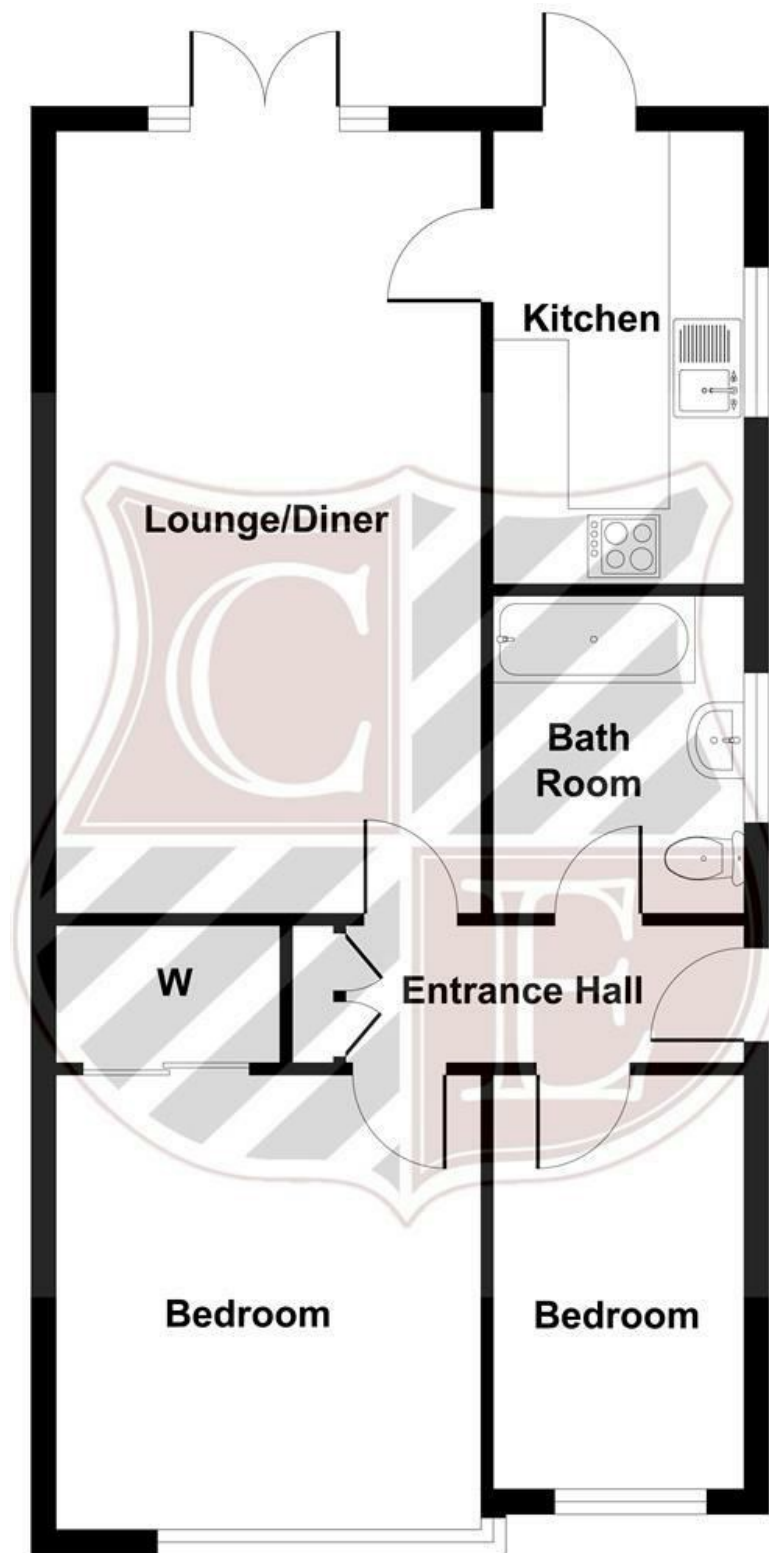


Front Garden

Large frontage mostly laid to lawn with hard standing driveway providing ample off street parking.







## Floor Plan

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

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