



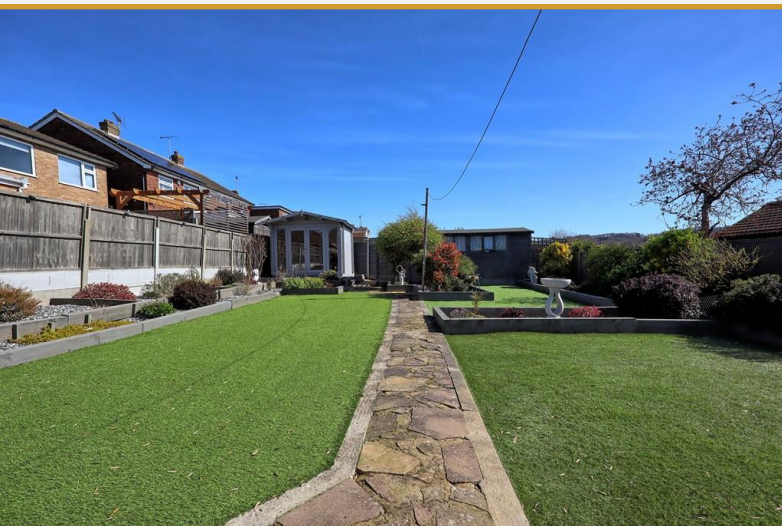
Brown & Brand



Kents Hill Road  
Benfleet, SS7 5PJ

- Two Bedroom Detached Bungalow
- Two Double Bedrooms
- Shower Room
- Easily Maintained Rear Garden

**£425,000**





## Property Description

BROWN & BRAND are pleased to offer this two-bedroom detached bungalow, conveniently located close to Benfleet Station and local amenities.

The bungalow features a covered porch, a spacious lounge, and a newly fitted L-shaped kitchen/dining room. There are two double bedrooms and a three-piece shower suite.

Externally, the property boasts a good-sized rear garden, a garden room/office with access to the garage, and ample off-street parking to the front.

This property offers a versatile layout and would make an ideal home for those seeking comfort and convenience in a well-connected location.





#### ENTRANCE PORCH

The property is approached via a covered open entrance porch with block-paved flooring leading through to.

#### APPROACHED VIA

Newly fitted modern composite door opening into entrance hallway.

#### ENTRANCE HALLWAY

The hallway is fitted with wood-effect laminate flooring and a radiator. It features a smooth plastered ceiling with coving, a central ceiling light, and a fitted burglar alarm, providing security.



#### BEDROOM ONE

13' 4" x 10' 6" (4.06m x 3.2m) Features a double-glazed window to the front, carpeted flooring, a radiator, and fitted wardrobes. The room has a smooth plastered ceiling with a central light, providing a bright and practical space.

#### BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m) Features a double-glazed window to the side, carpeted flooring, a radiator and fitted wardrobes. The room also has loft access and a smooth ceiling, offering a practical and well-lit space.

#### BATHROOM

Bathroom is fitted with a three-piece suite, comprising a self-contained shower cubicle with glass screen and plumbed-in shower, a hand wash basin inset into a vanity unit with mixer tap over and a low-flush WC. The room features tiled floors and walls, a ladder-style radiator, a double-glazed obscure window to the side, and a smooth ceiling, creating a clean and modern space.



#### LOUNGE

25' 5" x 11' (7.75m x 3.35m) The lounge features a double-glazed window to the front, wood laminate flooring and a radiator. The room is finished with a smooth ceiling with coving and pendant lighting, offering a bright and practical space.

#### L-SHAPED KITCHEN/DINING ROOM

21' 8" x 21' (measurements taken from the widest point)

#### KITCHEN

The kitchen features double-glazed windows to the rear and side, allowing plenty of natural light. It is fitted with newly installed eye and base-level units with work surfaces over, including a breakfast bar with cupboards beneath for additional storage. The kitchen incorporates an inset one-and-a-half sink unit with mixer tap and drainer, along with integrated appliances including a double oven, dishwasher, washing machine, and integrated fridge/freezer. A cupboard houses the combination boiler, and there is a four-ring gas hob with extractor fan over. Finished with wood-effect laminate flooring, partly tiled walls and a smooth ceiling with coving.





## DINING AREA

Double-glazed window to the rear and double-glazed doors overlooking the rear garden, providing direct access outside. It is fitted with wood laminate flooring, a radiator, and a smooth ceiling, creating a bright and comfortable space.

## EXTERNALLY

### REAR GARDEN

The property benefits from an easily maintained rear garden of a good size, featuring a paved patio area to the immediate rear with raised flower and shrub borders. A further paved area with pathway extends through the garden.

There is an outbuilding/office with power, set on raised decking, along with artificial lawn, a garden shed, and an outside tap. The property also benefits from roof-mounted solar panels, side access to the garden, and access to the garage, making this a practical and versatile outdoor space.

### PARKING/GARAGE

The property benefits from a block-paved driveway with an additional gravel area, providing ample off-street parking for multiple vehicles. There is also access to the garage via an up-and-over door, with power supply connected, offering further practicality and storage.



GROUND FLOOR



Energy performance certificate (EPC)			
58 Kenna Hill Road SENFLEET SS7 5PJ	Energy rating <b>C</b>	Valid until: 28 March 2036	Certificate number: 5536-7527-6680-0376-9222
Property type	Detached bungalow		
Total floor area	94 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).			
<b>Energy rating and score</b>			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
This property's energy rating is C. It has the potential to be B.		For properties in England and Wales: the average energy rating is D the average energy score is 60	
See how to improve this property's energy efficiency.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	87
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Measure (2020).