Brown & Brand

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Clifton Way

Benfleet, SS7 5QX

- Quiet cul-de-sac location within easy reach of Benfleet shopping facilities & bus routes
- Immaculately presented and vacant 2/3 bedroom detached bungalow
- Modern fitted kitchen with integrated appliances
- Purpose-built conservatory

Guide Price £415,000 -£425,000

Property Description

Located in this quiet cul-de-sac within easy reach of Benfleet's excellent shopping facilities and bus routes is this immaculately presented and vacant 2/3 bedroom detached bungalow. The accommodation has been meticulously maintained throughout and features a spacious entrance hall, a large dual-aspect lounge/diner, a modern fitted kitchen with integrated appliances, and an upgraded three-piece wet room-style shower room. There are two further bedrooms, with a versatile third bedroom/dining room leading through to a purpose-built conservatory.

Externally, the secluded rear garden is beautifully maintained, while parking is provided via a long independent driveway leading to an attached garage, with an additional garden/utility room to the rear. Further benefits include upgraded central heating, double glazing, and the property being offered in excellent decorative order throughout.

An early internal viewing is highly recommended.

ACCOMMODATION
Approached via double glazed lead light side entrance door giving access to

ENTRANCE PORCH
Tiled floor. Flat plastered ceiling. Light catching panel to side. Secure glazed door giving access to

ENTRANCE HALL
Wood strip flooring. Radiator. Coved ceiling with access to loft. Glazed Doors to all rooms. Built-in cupboard housing upgraded boiler.

LOUNGE/DINER
19' 9" x 16' 6 (Maximum L Shaped Measurement)" (6.02m x 5.03m) Carpet. Two radiators. Multiple large Double glazed windows to either side and front. Coved ceiling. Central chimney breast.

KITCHEN
9' 9" x 10' 9" (2.97m x 3.28m) Fit in modern white units offering extensive cupboards and drawer packs to ground and eyelevel with roll edge work surfaces over. Inset coloured one and a half bowl single runner sink. Inset oven and grill with four ring hob and extractor. Space and plumbing for washing machine. Integrated fridge. Tiled floor. Tiled walls. Coved and Artex ceiling. Double glazed window and door to side.

SHOWER ROOM
Re-fitted in a wet room style design featuring walk in shower cubicle with glass green and electric shower, wall mounted wash hand basin with vanity unit and close coupled WC. Tiling to all walls. Coved ceiling. Obscure double glazed window to side. Stainless steel towel rail/radiator.

BEDROOM ONE
10' 9" x 12' 4" (3.28m x 3.76m) Carpet. Radiator. Double glazed window to rear with shutters. Range of built in bedroom furniture.

BEDROOM TWO
8' 3" x 7' 8" (2.51m x 2.34m) Carpet. Radiator. Double glazed window to side. Coved ceiling.

BEDROOM 3/DINING ROOM
12' 3" x 8' 6" (3.73m x 2.59m) Carpet. Radiator. Double glazed window to side. Coved ceiling. Double glazed patio doors to conservatory.

CONSERVATORY
10' 4" x 10' 9" (3.15m x 3.28m) Brick construction with UPVC double glazing to all aspects with pitched correct roof. Wood effect flooring. French Doors to side and garden.

EXTERNALLY

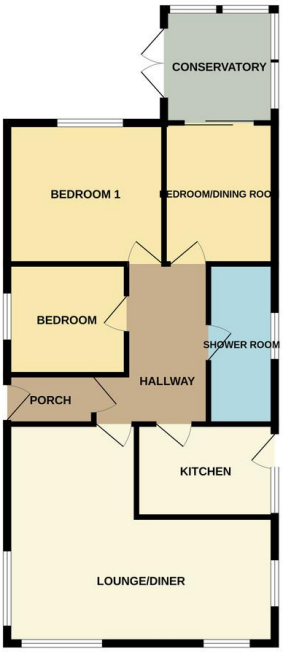
REAR GARDEN
secluded and well presented/stocked rear garden which is laid to lawn with mature tree, flower and scrub borders with crazy patio and paths. Central fountain and water feature. Gated side access. Personal door to garage. Further door giving access to.

UTILITY/GARDEN ROOM
Brick built with UPVC double glazing and correct roof roofing. Tiled floor. Power and light supplied.

PARKING
Via attached single garage with remote control controlled roller door. Power and light supplied. Metres and trip switches. Approached a via independent concrete driveway providing offstreet parking for numerous further vehicles.

FRONT GARDEN
Low maintenance design with crazy paving and flower borders. External lighting.

GROUND FLOOR



Material Information
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