

COUNTRYSIDE

ESTATES



38 Shorefields, Benfleet, SS7 5BQ

£475,000 Freehold

THIS THREE BEDROOM DETACHED HOUSE offers generous living accommodation and excellent potential for renovation. The property enjoys a desirable position backing onto open fields, providing a peaceful outlook.

Conveniently located, it is within a short walk of Benfleet High Road and Benfleet Station is just a five-minute drive away, providing good transport links for commuters.

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Entrance Hall

Upvc glass panel front door, carpet, artex ceiling, storage cupboard, radiator and power points.+

Lounge 15'7" x 12'0" (4.75m x 3.66m)



Window to front aspect, shutters, carpet, coved ceiling, electric fireplace, radiator and power points.



Kitchen 11'4" x 10'5" (3.45m x 3.18m)



Window to rear aspect, vinyl flooring, artex ceiling, partly tiled walls, base and eye level units with laminate worktops, one and half sink with drainer, double oven, four ring gas hob, boiler, space for washing machine, tumble dryer and dishwasher.



Dining Room 10'0" x 9'11" (3.05m x 3.02m)



French doors to rear aspect, carpet, coved ceiling, radiator and power points.

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W/C 7'11" x 3'1" (2.41m x 0.94m)



Obscure window to side aspect, shutters, tiled flooring, artex ceiling, W/C, wall mounted sink with chrome taps, radiator.

Landing



Carpet, artex ceiling, radiator, airing cupboard, access to insulated and partly boarded loft.

Bedroom 1 15'7" x 12'0" (4.75m x 3.66m)



Window to front aspect, shutters, carpet, artex ceiling, fitted wardrobes, radiator, power points.



Bedroom 2 10'11" x 10'1" (3.33m x 3.07m)



Window to rear aspect, shutters, carpet, artex ceiling, radiator and power points.

Bedroom 3 10'4" x 9'11" (3.15m x 3.02m)



Window to rear aspect, shutters, carpet, artex ceiling, radiator and power points.

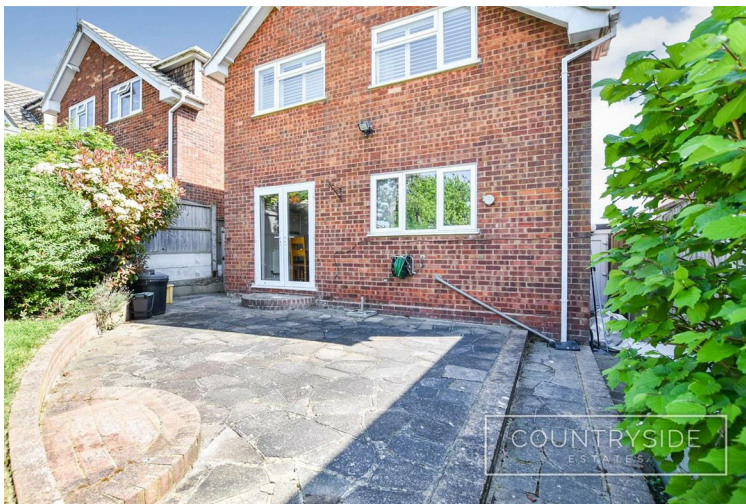
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Shower Room 6'11" x 5'8" (2.11m x 1.73m)

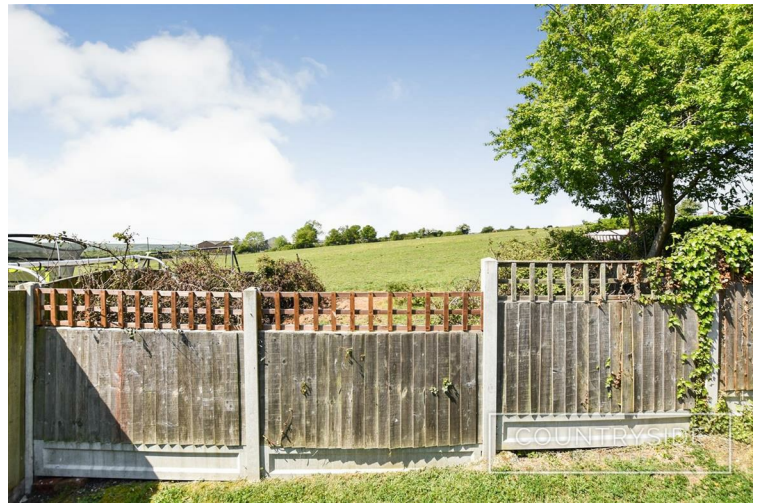


Obscure window to side aspect, tiled flooring and walls, artex ceiling, corner shower cubicle with glass door, W/C, pedestal sink with chrome taps, radiator.

Rear Garden



Backing open land, Crazy paved patio with flower beds to boundary, remainder laid to lawn. Wide side access, external lighting and water tap.



Garage 15'11" x 8'5" (4.85m x 2.57m)

Power and lighting

Driveway



Block paved driveway with ample off street parking

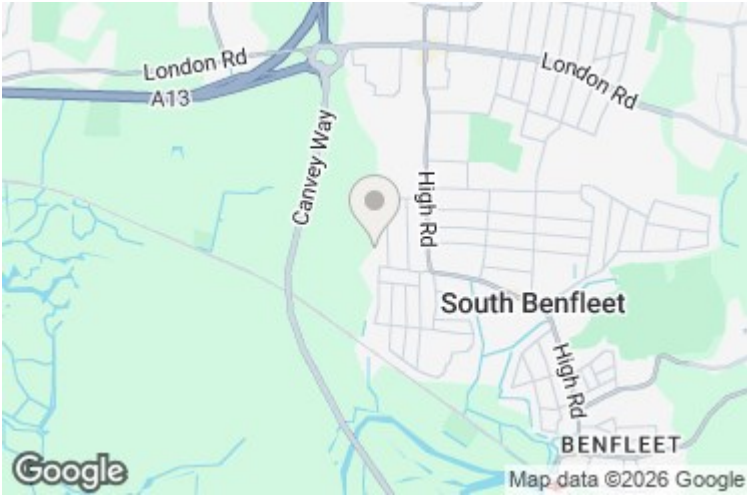
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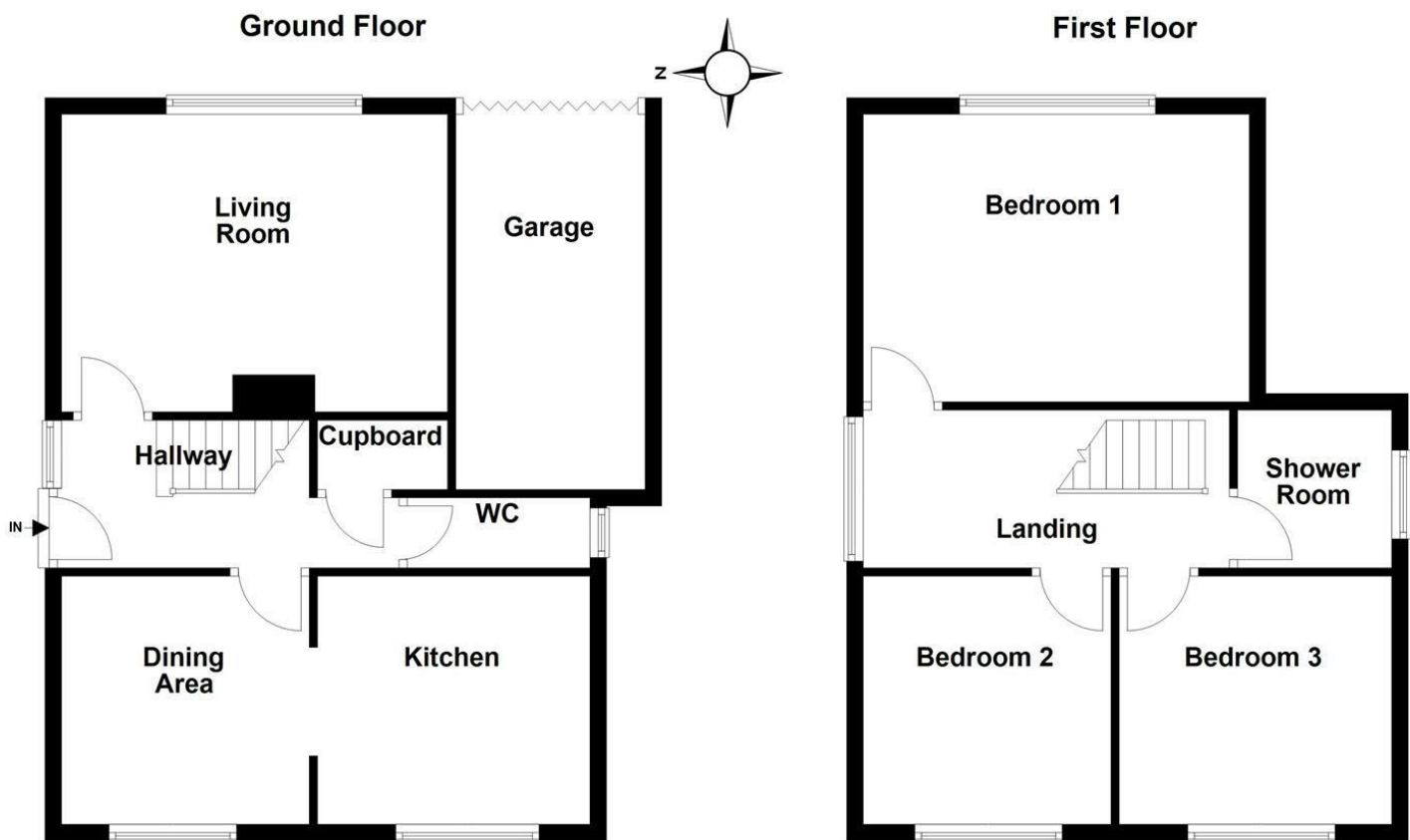


Council Tax
Band D

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		
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	





Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

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