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today on 01268 777400**



## **Downesway, Benfleet £1,700**

This stunning recently refurbished three bedroom detached bungalow in a highly sought after Cul-De-Sac within walking distance to Benfleet High Road shops, restaurants and Benfleet Train Station offers a stunning grey gloss kitchen, new fitted grey carpets to all three bedrooms, smooth plastered ceilings, double glazed, log burner in the lounge, low maintenance wrap around rear garden and ample off street parking.

## **ENTRANCE**

Double glazed door opening to

## **HALLWAY**

smooth plastered and coved ceiling, radiator, grey oak effect laminate flooring.

## **LOUNGE/KITCHEN**

21'3 x 11'2 (6.48m x 3.40m)

Smooth plastered and coved ceiling, grey oak effect laminate flooring, fireplace with working log burner, radiator, open plan to the kitchen.

## **KITCHEN AREA**

A recently fitted light grey gloss kitchen with white sparkle effect worktop and tiled splash back, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated electric oven, four burner gas hob with extractor fan over, double glazed door to the garden and double glazed window to rear.

## **BEDROOM ONE**

11'1 x 10'9 (3.38m x 3.28m )

Double glazed window to front, smooth plastered and coved ceiling, recently fitted grey carpet, radiator, storage cupboard.

## **BEDROOM TWO**

8'4 x 8'2 (2.54m x 2.49m)

Double glazed window to front, smooth plastered and coved ceiling, recently fitted grey carpet, radiator.

## **BEDROOM THREE**

8'8 x 6'7 (2.64m x 2.01m)

Double glazed window to rear, smooth plastered and coved ceiling, recently fitted grey carpet, radiator, storage cupboard housing the Vaillant combi boiler.

## **SHOWER ROOM**

6'10 x 5'9 (2.08m x 1.75m)

A corner shower cubicle, w/c, hand wash basin, tiled floor, chrome effect heated towel rail, obscure double glazed window to side.

## **GARAGE**

Up and over door, curtesy door to the garden.

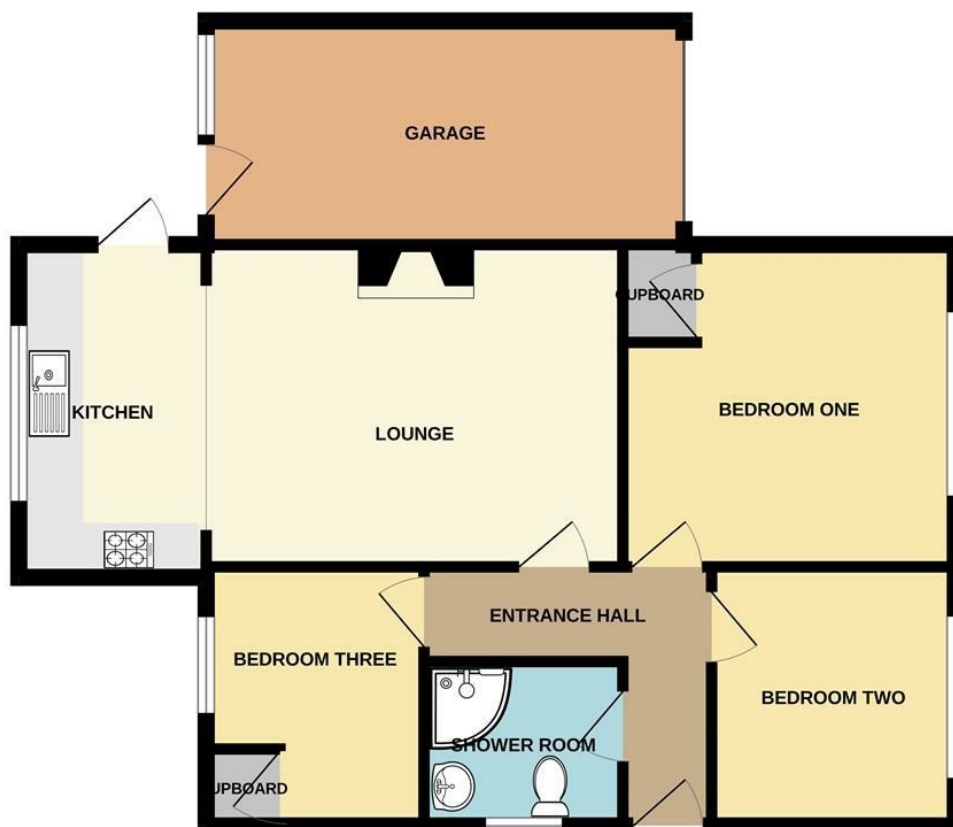
## **REAR GARDEN**

A wrap around garden with astro turf lawn, paved area, singled borders, shed, summer house, gated access to the front.

## **FRONTAGE**

A driveway providing ample off street parking.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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