



\* £325,000 - £350,000 \* NO ONWARD CHAIN \* OPEN PLAN LIVING SPACE WITH CONSERVATORY \* GENEROUS PLOT \* IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTOR \* Tucked away in Benfleet, this home is full of potential—ideal for anyone looking to put their own stamp on a spacious property, and situated within a sought-after school catchment area. The property comprises: an entrance hallway, a spacious lounge-diner with French doors opening into a bright conservatory, which in turn leads out to the rear garden—creating an ideal space for entertaining. The separate kitchen and adjoining utility room offer a practical and well-planned area for everyday family living. Upstairs, the first-floor landing gives access to two double bedrooms, both benefiting from fitted wardrobes, along with a modern three-piece family bathroom. The property falls within the catchment areas for both The King John School and Westwood Academy, with SEEVIC College also nearby—making it an excellent choice for families. Local green spaces such as John Burrows Playground and West Wood are within walking distance, as is Hadleigh High Street, offering a range of amenities and convenient bus links. Benfleet Station is just a short drive away, ideal for London commuters or for easy access to Leigh Broadway and the beachfront. Whether you're a first-time buyer, growing family, or investor, this home offers the space, location, and flexibility to suit your needs.

Council Tax Band: C

- No onward chain
- Ideal purchase for first time buyers or investors
- Opportunity to create your dream home
- Generous plot with private rear garden – ideal for entertaining
- Spacious open-plan lounge-diner with conservatory
- Kitchen with adjoining utility room for added practicality
- Two double bedrooms with fitted wardrobes
- Short drive to Benfleet Station – perfect for London commuters
- Modern three-piece family bathroom
- King John School & Westwood Academy school catchment

## Parkfields

Benfleet

**£325,000**

Price Guide



# Parkfields



## Frontage/Parking

There is a communal care park for residents providing ample parking, low maintenance front garden with lawn area and flower and shrub borders, pathway leading to obscured double glazed door leading to utility room and leadlight double glazed front door with porch leading to:

## Hallway

7'65 x 6'72

Composite front door, double glazed window to side aspect, radiator, under stairs storage cupboard, skirting, tiled flooring, carpeted stairs rising to first floor.

## Lounge-Diner

19'56 x 10'97 > 9'62

UPVC double glazed windows to front aspect with bespoke plantation shutter, two radiators, log burner with tiled surround and tiled hearth, UPVC double glazed French doors leading to:

## Conservatory

9'81 x 9'21

UPVC double glaze windows to rear and side aspects, UPVC double glazed French doors leading to garden, skirting, wood effect porcelain tiled floor.

## Kitchen

10'98 x 7'89

UPVC double glazed window to rear aspect, radiator, kitchen units both wall mounted and base level, kitchen comprised of; space for dishwasher, space for cooker, white 1.5 porcelain sink with drainer and chrome mixer tap, tiled splashback, tiled flooring.

## Utility Room

10'42 x 6'43

UPVC obscured double glazed door and side light

leading to the front of the property, UPVC double glazed door and side light leading to rear garden, smooth ceiling with skylight, radiator, space for fridge/freezer, space for washing machine, space for dishwasher, tiled flooring.

## First Floor Landing

UPVC double glazed window to side aspect with bespoke plantation shutter, access to loft, skirting, carpet.

## Bedroom One

14'74 x 8'88

UPVC double glazed window to front of aspect with bespoke plantation shutter, radiator, fitted wardrobe, skirting, wood effect laminate flooring.

## Bedroom Two

11'29 > 9'61 x 9'79

UPVC double glazed window to rear aspect with bespoke plantation shutter, radiator, fitted wardrobe, skirting, wood effect laminate flooring.

## Bathroom

6'35 x 5'61

UPVC obscured double glazed window to rear aspect, chrome towel radiator, WC, vanity unit with wash basin and chrome mixer tap, panelled bath with shower over, smooth ceiling with inset spotlights, ceiling to floor tiles, tiled flooring.

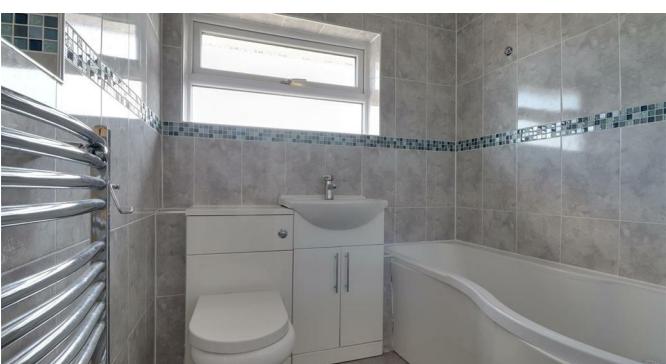
## Rear Garden

Large lawn area with flower and shrub borders, hardstanding area with two sheds (only right-hand shed will remain), sheltered side access to the front of the property via the utility room.

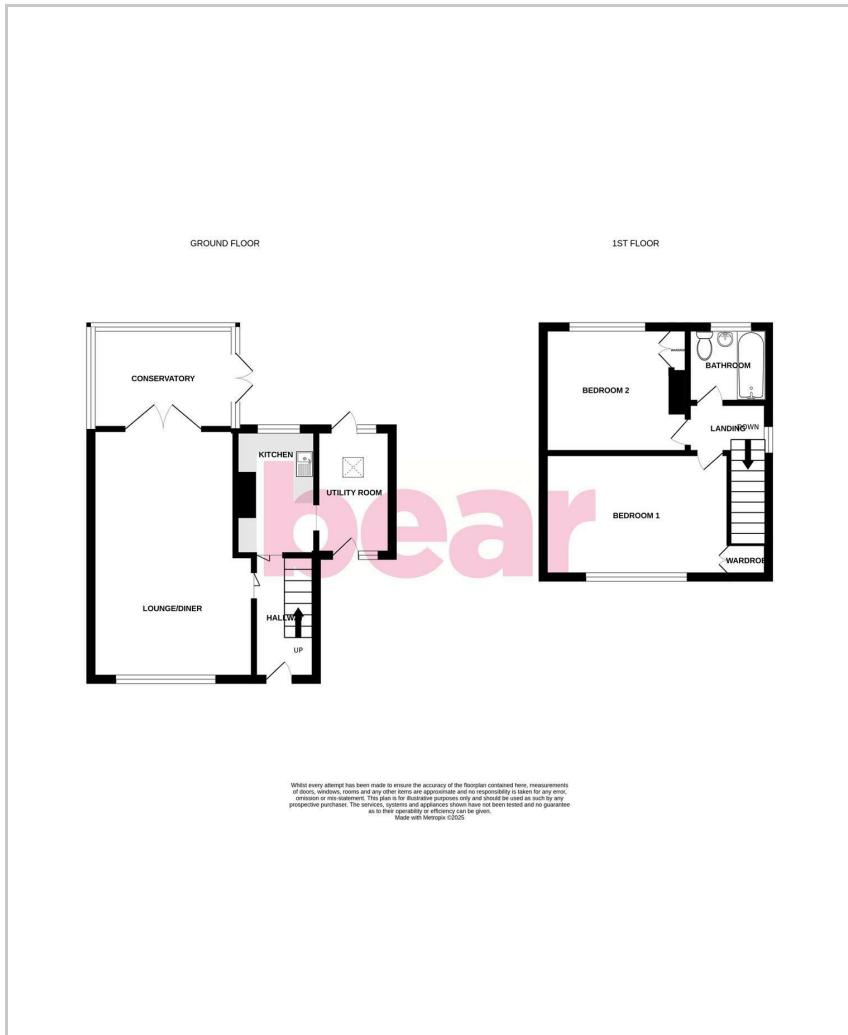
## Agents Notes:

The property benefits from solar panels, these are owned by the sellers.

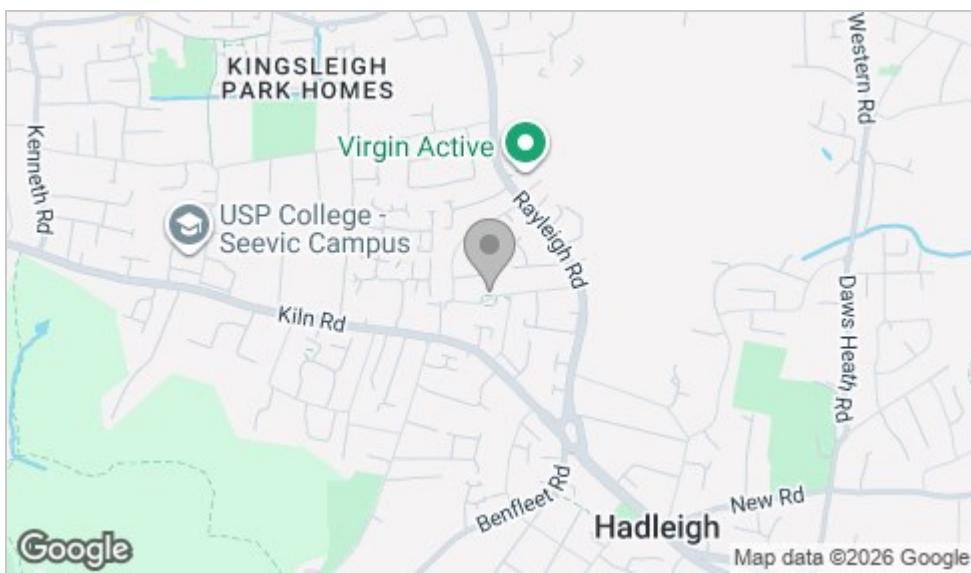
Council Tax Band: C



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

