

# COUNTRYSIDE

## ESTATES



**10 Kings Park, Benfleet, SS7 3AY**

**Guide Price £400,000 - £425,000 Freehold**

GUIDE PRICE £400,000 - £425,000 AN ATTRACTIVE TWO/THREE BEDROOM SEMI-DETACHED CHALET, located in a sought after and quiet position within a short walk of Thundersley village shops and primary school, also within walking distance of Seevic college.

Offering well maintained accommodation and close to woodlands, offered with NO ONWARD CHAIN and viewing highly recommended.



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### Accommodation

Composite part glazed entrance door, opening through to:

### Entrance Hall



Upvc double glazed obscure window to front aspect, Karndean flooring, coved smooth plastered ceiling, two radiators, understairs storage cupboard, power points. Doors leading too:

### Lounge 16'2 x 11'10 (4.93m x 3.61m)



Upvc double glazed French Doors and glazed side panels leading out to rear garden, carpet, coved smooth plastered ceiling, two radiator, TV and power points.



### Kitchen 12'10 x 8'4 (3.91m x 2.54m)



Upvc double glazed obscure window to side aspect, Karndean flooring, coved smooth plastered ceiling, shaker style kitchen with contrasting worktops, breakfast bar and tiled splash backs, inset one and a half sinks with drainer and chrome mixer tap, seven gas rings range cooker with extractor fan over, integrated appliances comprising fridge/freezer, dish washer and washing machine. Low level plinth fan heater, power points. Open plan to:



### Conservatory 10'3 x 7'8 (3.12m x 2.34m)



Upvc double glazed windows and french doors leading out to rear garden, Karndean flooring, radiator and power points.



## 10 Kings Park, Benfleet, SS7 3AY

Reception Room Two/Bedroom Three 14'3 x 11'10 (4.34m x 3.61m) Landing



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

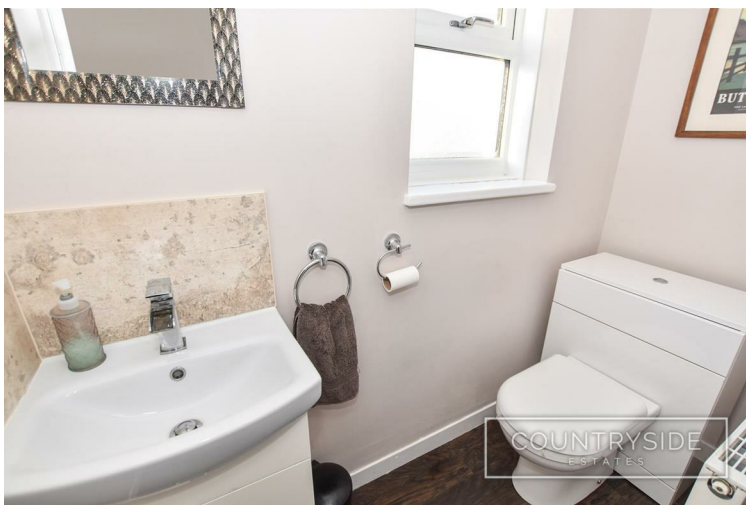


Upvc double glazed obscure window to side aspect, carpet, coved smooth plastered ceiling with hatch providing access to loft. Doors leading to:

Bedroom One 15'11 x 10'3 (4.85m x 3.12m)



Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, Karndean flooring, coved smooth plastered ceiling, concealed cistern W.C., vanity unit with inset hand wash basin, chrome mixer tap and tiled splash back, radiator.





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### Bedroom Two 11'10 x 10'11 (3.61m x 3.33m)



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, built-in storage cupboard, radiator, power points.



### Rear Garden 42'0 x 30'0 (12.80m x 9.14m)



South facing landscaped garden commencing with paved patio, leading to lawned area with flower bed borders. External power point and water tap.

### Bathroom 8'4 x 6'5 max (2.54m x 1.96m max)



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with spotlights inset, fully tiled walls, panelled bath with chrome mixer tap and hand held shower, wall mounted hand wash basin with chrome mixer tap, shower cubicle with glass door, close coupled W.C, wall mounted heated towel rail.





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Detached Garage 19'6 x 9'4 (5.94m x 2.84m)



Brick built, barn style garage doors, upvc double glazed window and door to garden, power point and lighting.

Front Garden

Hard standing driveway providing ample off street parking.

Council Tax

BAND C - Castle Point Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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



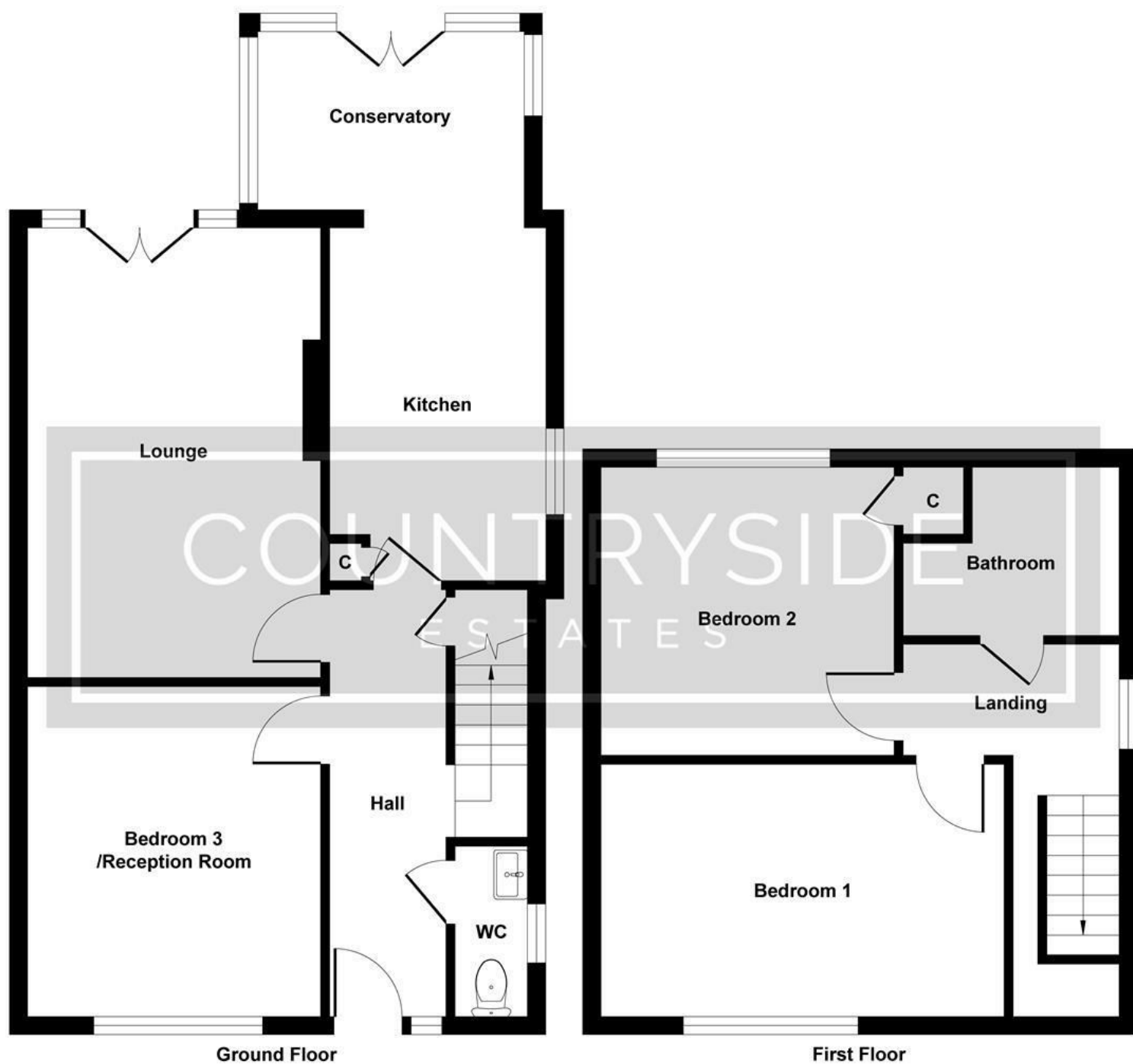


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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