

COUNTRYSIDE

ESTATES



38 Cumberland Avenue, Benfleet, SS7 5NY

£335,000 Freehold

THIS SOUTH FACING TWO-BEDROOM BUNGALOW WITH APPROX 125FT REAR GARDEN offers good sized living accommodation comprising of a large lounge, kitchen, bathroom and two double bedrooms. This property also offers ample off street parking for four vehicles and is also a short walk from South Benfleet High Road shopping facilities.

NO ONWARD CHAIN!

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Entrance Hall

Hardwood front door to side aspect, carpet, radiator, power points. Access to insulated loft and conventional boiler.

Lounge 18'11" x 10'10" (5.77m x 3.30m)



Window and doors to rear aspect, carpet, fireplace and power points.



Kitchen 11'1" x 9'3" (3.38m x 2.82m)



Window and door and rear aspect, door to side aspect, tiled flooring, artex ceiling, base and eye level units with laminate worktops, electric hob with extractor over, one and a half sink with drainer and chrome mixer tap. separate grill and oven, dairy fridge and freezer, space for washing machine, power points.



Bedroom 1 11'8" x 10'11" (3.56m x 3.33m)



Window to front aspect, carpet, radiator, storage cupboard and power points.

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Rear Garden approx 125' x 30' (approx 38.10m x 9.14m)



Bedroom 2 12'1" x 9'2" (3.68m x 2.79m)



South facing garden comprising of patio, garage, shed, green house with the remainder laid to lawn. Side gate access and outdoor lighting.



Window to front aspect, carpet, radiator and power points.

Bathroom 6'8" x 6'0" (2.03m x 1.83m)



Window to side aspect, tiled flooring and partly tiled walls, panelled bath with chrome taps, pedestal sink with chrome taps, chrome heated towel rail, W/C and extractor fan.

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Front Garden



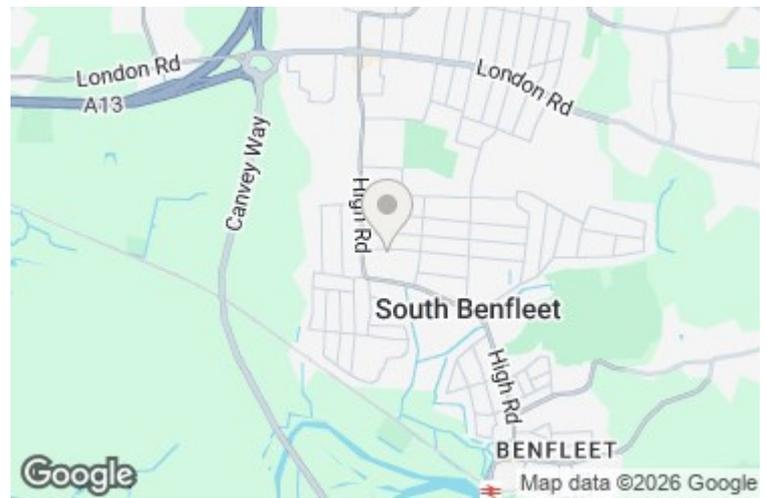
Block paved driveway with ample off street parking for four vehicles and wide side access, the remainder laid to lawn.

Garage 19'0" x 9'7" (5.79m x 2.92m)

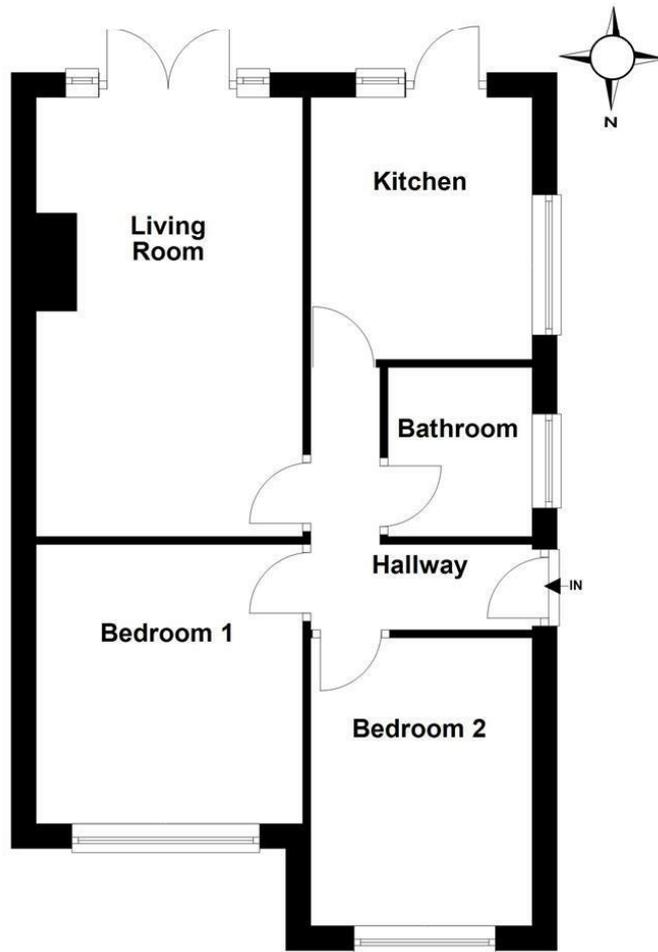
**Council Tax
Band C**

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			
		63	74
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	



Ground Floor



Total area: approx. 59.6 sq. metres (641.9 sq. feet)

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143