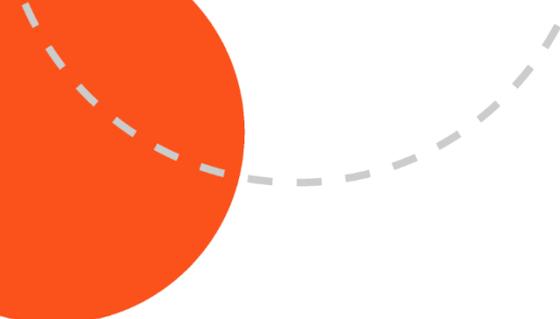




Wren Close, Benfleet, Essex, SS7 4PF

3 bedroom semi-detached house / **Guide Price** £375,000 - £395,000 / t. 01702 555888





Offered with no onward chain, this good size **three-bedroom** semi-detached family home is tucked away in a quiet cul-de-sac in Benfleet. The property features a spacious lounge/diner, a well-appointed kitchen, and a convenient ground floor WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom suite. Externally, the home benefits from a private, low-maintenance rear garden, a garage, and ample off-street parking.

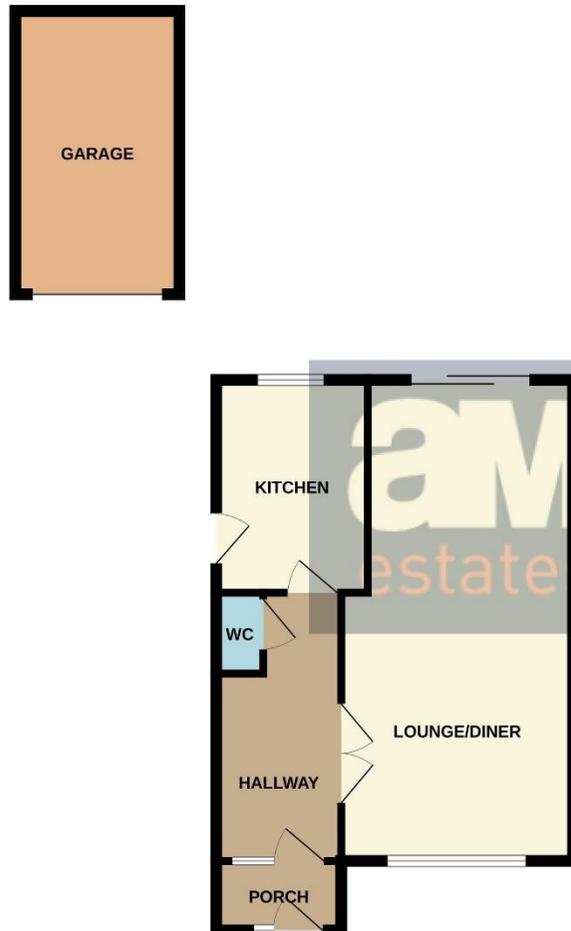
While some general modernisation is required, the property offers an excellent opportunity for buyers to personalise and add their own stamp. There is also fantastic potential to extend to the side (subject to the necessary planning consent), making it an ideal long-term family home. Perfectly positioned in a peaceful yet convenient location, the property is within easy reach of local shops, amenities, and transport links, and falls within the sought-after Woodham Ley and Appleton school catchment areas.

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# A space to call home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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## Highlights

- \ Three Bedroom Semi Detached Family Home
- \ No Onward Chain
- \ Large Lounge/Diner
- \ Well Fitted Kitchen
- \ Ground Floor WC
- \ Good Size Bedrooms
- \ Three Piece Bathroom Suite
- \ Gas Central Heating
- \ Low Maintenance Rear Garden
- \ Garage & Off Street Parking
- \ Quiet Cul De Sac
- \ Easy Reach Of Transport Links
- \ Woodham Ley & Appleton School Catchments
- \ Scope To Extend (subject to consent)
- \ Viewings Advised



UPVC obscure double glazed entrance door with UPVC obscure double glazed window adjacent opening to entrance porch.

### **Entrance Porch \**

Tiled flooring, ample storage cupboards housing gas and electric meters and consumer unit, door opening to entrance hall.

### **Entrance Hall 13'2 x 6'3 \**

Fitted carpet, radiator, power point, telephone point, understairs storage cupboard, coved ceiling, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

### **Lounge Diner 23'9 x 11'7 Reducing to 10'3 \**

UPVC double glazed window to front, fitted carpet, two radiators, coved ceiling, power point, TV point, UPVC double glazed sliding patio doors leading to rear garden.

### **Kitchen 10'8 x 7'6 \**

Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker, space and plumbing for a washing machine, space for a tall fridge freezer, cupboard housing Vaillant boiler, UPVC double glazed window to rear, tiled walls, radiator, tiled effect vinyl flooring, power points.

### **Ground Floor WC \**

Two piece suite comprising wall hung wash basin, low flush WC, tiled walls, UPVC obscure double glazed window to side, radiator.

### **Landing 8'10 x 7'2 \**

Fitted carpet, radiator, UPVC double glazed window to side, power point, airing cupboard with hot water cylinder and shelving, loft access hatch, doors to accommodation off.





**Bedroom One 12'2 x 10'11 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes and dresser unit.

**Bedroom Two 11'6 x 10' \**

UPVC double glazed window to front, fitted carpet, radiator, coved ceiling, power points.

**Bedroom Three 8'9 x 7'2 \**

UPVC double glazed window to rear, fitted carpet, radiator, coved ceiling, power point.

**Bathroom 8' Maximum x 5'7 \**

Three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush WC, tiled walls, radiator, UPVC obscure double glazed window to front.

**Rear Garden \**

Secluded low maintenance rear garden commencing with patio whilst the remainder is mainly laid to established lawn, well stocked flower beds, fencing to side, side access to front via timber gate.

**Garage \**

Up and over door to front.

**Front Garden \**

Driveway providing ample off street parking with lawned area adjacent.





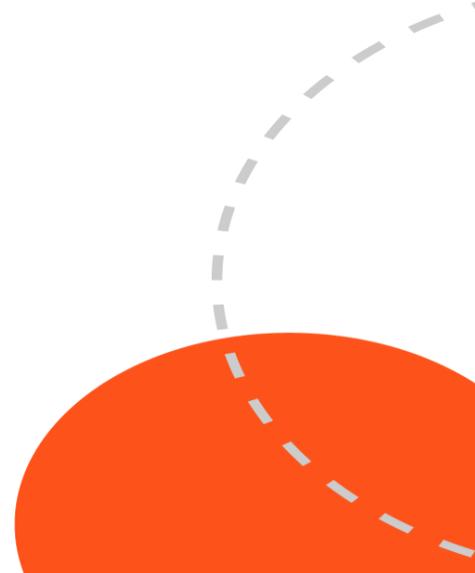
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

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