

# COUNTRYSIDE ESTATES



**85 Appleton Road, Benfleet, SS7 5DE**

**£500,000 Freehold**

GUIDE PRICE: £500,000 - £550,000. AN EXTENDED FOUR BEDROOM SEMI - DETACHED CHALET BUNGALOW, having been recently refurbished to a good specification with superb Kitchen/Dining/Family Room, sitting room and study/bedroom four.

Externally, the property enjoys a 75 ft. approx. rear garden, ample off street parking, and is located on the popular Jotmans estate being with a few minutes walk of Benfleet recreation ground also providing a short cut to the station.

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## Entrance Hall 14'6 x 4'9 (4.42m x 1.45m)



Composite door leading to spacious hall, tiled flooring, carpeted stairs, two power points, skinned ceiling with inset lights, radiator.

## Sitting Room 14 x 10'9 (4.27m x 3.28m)



Bay window to front, radiator, tiled flooring, skinned ceiling with inset lights, eight power points, radiator.

## Study/Bedroom Four 9 x 7'10 (2.74m x 2.39m)



Window to front, radiator, tiled floor, skinned ceiling, six power points.

## Cloakroom

White suite comprising of close coupled wc with push button control, vanity wash hand basin with mixer tap, cupboard under and tiled splashback, tiled flooring, extractor fan, skinned ceiling with sensor light.

## Kitchen/dining/Family Room 25 x 23'9 red 16 (7.62m x 7.24m red 4.88m)



A superb bright and spacious room with French doors and window to rear, newly fitted base and wall cupboards, integrated appliances comprising of full height fridge and freezer, dishwasher, ceramic hob with extractor above, electric oven. Quartz worktops, upstands and breakfast bar, skinned ceiling with inset lights, part vaulted ceiling with inset lights, two radiators, under stairs storage cupboard, tiled flooring, wall mounted power points for TV. Inset one and a half bowl sink unit.



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**Utility Room 8 x 6'7 (2.44m x 2.01m)**



Door to flank, chrome towel radiator, wall mounted gas combi boiler, Quartz work top with inset sink, cupboard under, wall cupboard, tiled flooring, extractor fan.

**Landing 15'4 x 4'9 (4.67m x 1.45m)**



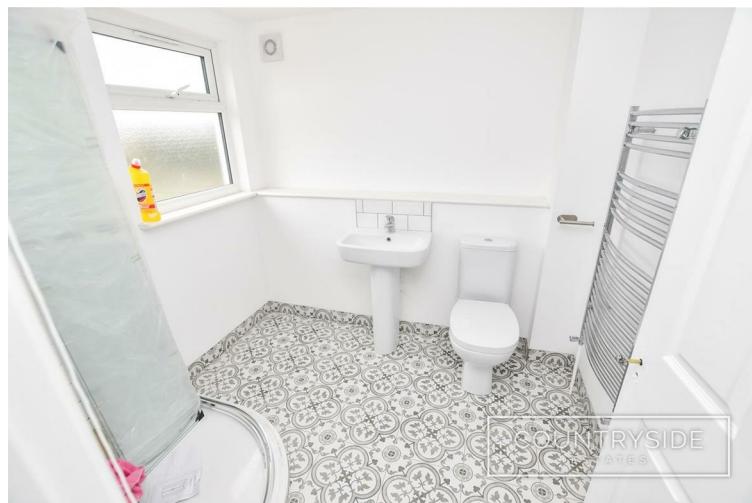
Radiator, two power points, skinned ceiling, fitted carpet.

**Bedroom One 17'7 x 10'8 (5.36m x 3.25m)**



Two windows to rear, radiator, ten power points plus two wall mounted and TV point, fitted carpet, skinned ceiling.

**En - Suite Shower Room 7'6 x 7'2 (2.29m x 2.18m)**



Window to rear, tiled flooring, chrome towel radiator, extractor fan, corner curved shower cubicle, pedestal wash hand basin, close coupled wc with push button control.

**Bedroom Two 11 x 10'9 (3.35m x 3.28m)**



Window to front, fitted carpet, skinned ceiling, radiator, eight power points plus two wall mounted and TV point.

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## Bedroom Three 11 x 11 red 8 (3.35m x 3.35m red 2.44m)



Window to front, radiator, fitted carpet, skinned ceiling, four power points plus two wall mounted and TV point.

## Bathroom



Panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splash back, tiled flooring, fully tiled to bath area, window to flank, close coupled wc with push button control, skinned ceiling with inset lights, extractor fan, chrome towel radiator, window to flank.

## Rear Garden 75 x 35 approx (22.86m x 10.67m approx)



Fenced to boundaries, side entrance with vehicular access and double wooden gates, lawned area, lighting and water tap.



## Front Garden

Ample off street parking by way of imprinted concrete driveway, and boundary front wall, double wooden gates providing vehicular access to garden.

## Built originally 1930's

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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