



Brown & Brand



**High Road**  
Benfleet, SS7 5SF

- Spacious Three Bedroom Detached bungalow
- Occupying an impressive frontage
- No onward chain
- Spacious Lounge with Feature Fireplace

**Guide Price £400,000 to £425,000**







## Property Description

GUIDE PRICE...£400,000 to £425,000

Occupying an impressive frontage and located in a highly sought-after area with excellent access to local amenities and schools, this spacious three-bedroom detached bungalow offers generous accommodation throughout. The property features a large entrance hallway with internal access to the integral garage, a bright and airy conservatory, and three well-proportioned double bedrooms.

The impressive lounge is of a fantastic size and benefits from a feature fireplace and French doors opening onto the garden. The master bedroom includes an en-suite shower room, while a further bathroom serves the remaining bedrooms. A good-sized kitchen completes the internal layout.

Externally, the west-facing rear garden provides an ideal space to enjoy afternoon and evening sun. The property is offered for sale with no onward chain.



## ACCOMMODATION COMPRISES

Approached via double glazed door giving access to:

### ENTRANCE HALL

13' 3" x 4' 4" increasing to 11' 4" (4.04m x 1.32m) Smooth plastered ceiling with coving. Laminate flooring. Double glazed window to front. Radiator. Door giving access to garage. Double glazed French doors giving access to:

### CONSERVATORY

11' 4" x 13' 2" (3.45m x 4.01m) Double glazed windows to rear. Further double glazed French doors to rear giving access to garden. Apex roofing. Radiator. Laminate flooring. Doorway giving access to:

### INNER HALLWAY

Fitted carpet. Radiator. Smooth plastered ceiling. Wall mounted thermostat control. Loft access. Cupboard housing boiler. Door to:

### LOUNGE/DINER

21' 7" x 11' 7" (6.58m x 3.53m) Double glazed windows to rear. Double glazed French doors to side giving access to garden. Feature fireplace. Radiator to two walls. Smooth plastered ceiling with coving.

### KITCHEN

8' 9" x 8' 8" (2.67m x 2.64m) Kitchen is fitted with eye and base units with laminate work surfaces over incorporating one and a half sink unit with tap and drainer. Tiled splash backs. Four ring gas hob and extractor fan above. Fitted electric oven and grill. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Smooth plastered ceiling. Double glazed window side. Double glazed door to side giving access to garden.

### BEDROOM ONE

9' 8" x 9' 9" (2.95m x 2.97m) Double glazed bay window to front. Fitted carpet. Radiator. Smooth plastered ceiling. Door to:

### EN-SUITE SHOWER ROOM

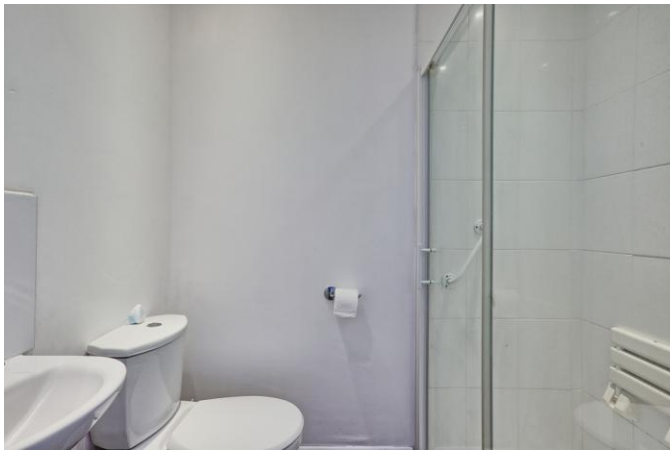
Three piece suite comprising pedestal wash hand basin with mixer tap. Low flush WC. Shower cubical with tiled walls. Smooth plastered ceiling with spotlights.

### BEDROOM TWO

10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes. Smooth plastered ceiling with coving.

### BEDROOM THREE

9' 8" x 7' 4" (2.95m x 2.24m) Double glazed bay window to front. Radiator. Fitted carpet. Smooth plastered ceiling with covering.







## BATHROOM

Three-piece suite comprising panelled bath with shower over. Pedestal wash hand basin. WC. Tiled splash backs. Heated towel rail. Radiator. Obscure double glazed window to side. Smooth plastered ceiling with inset spotlights. Lino flooring.

## REAR GARDEN

The rear garden is west facing and has a large decked area with remainder laid to lawn. Privacy fencing gated side access. Outside tap

## GARAGE

17' 10" x 8' 3" (5.44m x 2.51m) Up and over door with power and lighting

## FRONT GARDEN

Driveway providing parking for two cars with lawn area to side.



GROUND FLOOR



Energy performance certificate (EPC)			
635 HIGH ROAD BENFLEET SS7 5NP	Energy rating <b>D</b>	Valid until	18 July 2031
		Certificate number	2159-5433-9099-3099-1999
Property type	Detached bungalow		
Total floor area	101 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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.  
Made with Measure 02/09