STUART THOMAS
ESTATES







- NO ONWARD CHAIN
- DRIVEWAY PROVIDING PARKING FOR AMPLE VEHICLES
- POPULAR CUL DE SAC LOCATION
- GARAGE

10 Tollgate, Benfleet, Essex, SS7 3UX

£350,000 - £375,000

Offered with no onward chain, this bungalow presents an exciting opportunity for buyers to put their own stamp on a home with plenty of potential. Situated in the heart of Daws Heath, it enjoys a peaceful yet convenient setting, with local amenities, transport links and countryside walks within easy reach.







Property Description

PORCH

A welcoming entrance porch with an obscure double glazed window to the side, providing natural light while maintaining privacy. Finished with a combination of carpet and wood-effect laminate flooring, with a radiator and wall-mounted coat hooks offering a practical space for coats and shoes. A door leads through to the lounge.

LOUNGE

A bright and inviting lounge, with a large double glazed window to the front allowing plenty of natural light to fill the room. A gas fire with an ornate surround and contrasting hearth creates an attractive focal point, complemented by wood-effect laminate flooring and neutral décor. Coved cornicing, two wall lights and a radiator with a decorative cover complete the room.

HALLWAY

The hallway features laminate flooring and a useful airing cupboard, providing additional storage. A loft hatch with a pull-down ladder gives access to the fully boarded loft, offering further storage space.

KITCHEN/DINER

Fitted with a range of wall and base units with wood-effect work surfaces and contrasting tiled splashbacks. Inset sink and drainer with pull-out spray mixer tap, built-in oven and four-ring gas hob with integrated extractor hood over, together with space for further appliances. An archway leads to the dining area, providing space for a table and chairs. Wall mounted boiler and double glazed windows to the rear and side, wood-effect flooring throughout and a door providing access to the garage.







BEDROOM ONE

A bright and restful double bedroom with patio doors opening directly onto the garden seating area. Soft green décor and fitted carpet create a welcoming feel, complemented by coved cornicing, a ceiling fan with light and a radiator with a decorative cover. The bedroom furniture will remain, including a mirrored wardrobe, dressing table, chest of drawers and matching bedside units, providing ample storage.

BEDROOM TWO

A bright and welcoming second bedroom with a window to the side allowing natural light into the room. Fitted carpet, a built-in storage cupboard, radiator and coved cornicing complete the room, which could also make an ideal guest bedroom or home office.

SHOWER ROOM

A stylish shower room featuring a spacious walk-in shower with a rainfall shower head, separate handheld attachment and glass screen. A wash basin with mixer tap sits within a wood-effect vanity unit, alongside a low-level WC. Neutral wall tiles with a contrasting decorative border complement the wood-effect flooring, while a mirrored cabinet provides additional storage. A chrome heated towel rail and an obscure glazed window to side complete the room.

GARDEN

The rear garden features a lawn bordered by established shrubs, trees and flowering plants, together with a raised decked area providing space for outdoor dining. A covered arbour offers an additional spot to relax, while French doors from the main bedroom open onto a gravelled seating area with a timber bench, framed by a pergola and mature climbing plants. Further features include a timber shed,

decorative trellis and fenced boundaries.

COURTYARD

Situated to the front of the property, this enclosed courtyard is accessed via double gates and features a hardstanding surface, rendered boundary walls and outdoor lighting. Offering space for seating and potted plants, the area also provides access to the garage via timber folding doors.

GARAGE

Accessed directly from the kitchen, the integral garage provides useful storage and workshop space, with shelving, power and lighting. Metal folding doors open onto the gated front courtyard, while a further door provides convenient access to the rear garden.

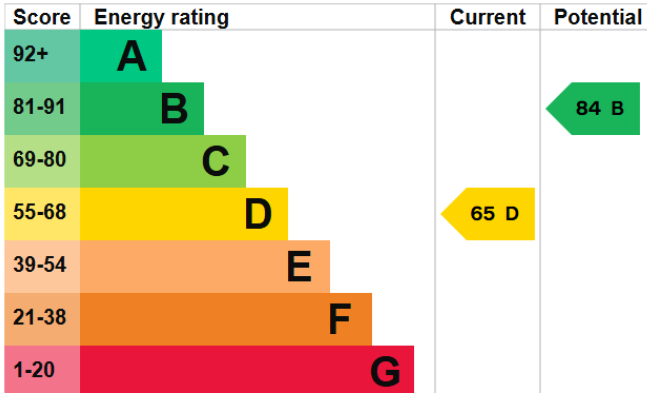
GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C





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