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## Stanley Road, Benfleet Guide price £350,000

**\*\*GUIDE PRICE 350,000 - 375,000\*\***

Offered to the market with no onward chain, this well-presented two bedroom detached bungalow provides spacious, flexible accommodation ideal for downsizers, couples, or small families.

The property features a fitted kitchen, a bright and welcoming lounge, and a conservatory to the rear, which provides valuable additional living space and creates a peaceful environment to enjoy views over the garden all year round.

Both bedrooms are well-proportioned, offering comfortable and versatile accommodation, while the wet room adds practicality, convenience, and accessibility.

Externally, the bungalow benefits from a well-kept rear garden, ideal for relaxing and entertaining, along with ample off-street parking to the front of the property.

Located in a highly desirable residential area, this home offers a fantastic opportunity to secure a detached bungalow with strong fundamentals, excellent space, and future potential in a popular setting. Early viewings are strongly recommended.

Hallway

Living Room: 15'7" x 10'4" (4.76m x 3.17m)

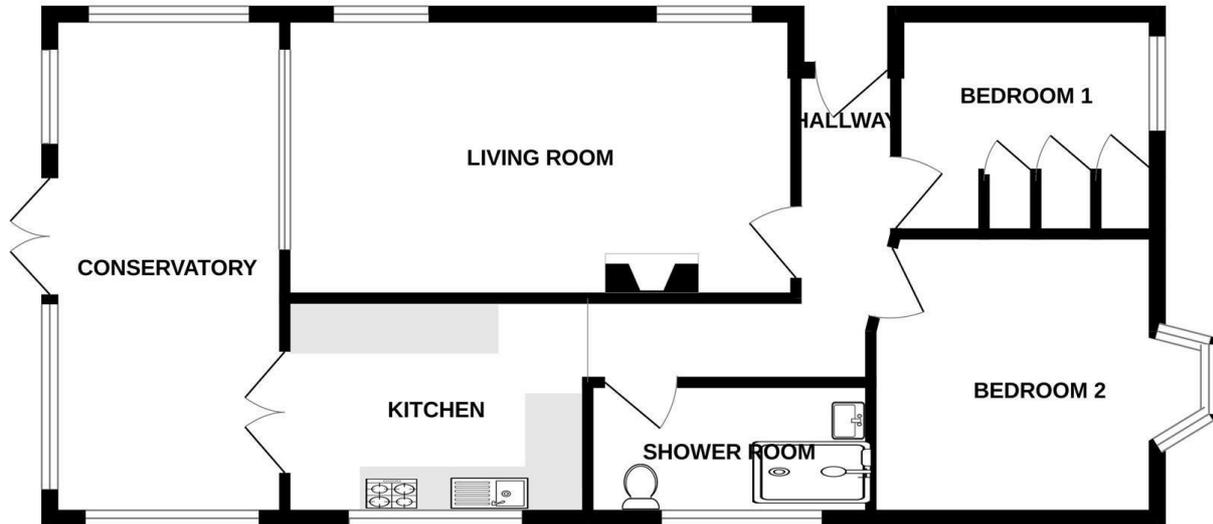
Kitchen: 11'8" x 8'7" (3.56m x 2.62m)

Conservatory: 16'3" x 8'10" (4.98m x 2.71m)

Bedroom One: 13'3" x 10'5" (4.05m x 3.20m)

Bedroom Two: 10'4" x 8'5" (3.17m x 2.57m)

Wet room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(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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