

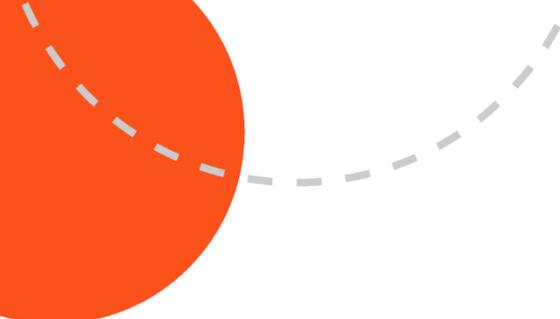


Swallow Drive, South Benfleet, Essex, SS7 5EN

2 bedroom semi detached house / £375,000 / t. 01702 555888

amos



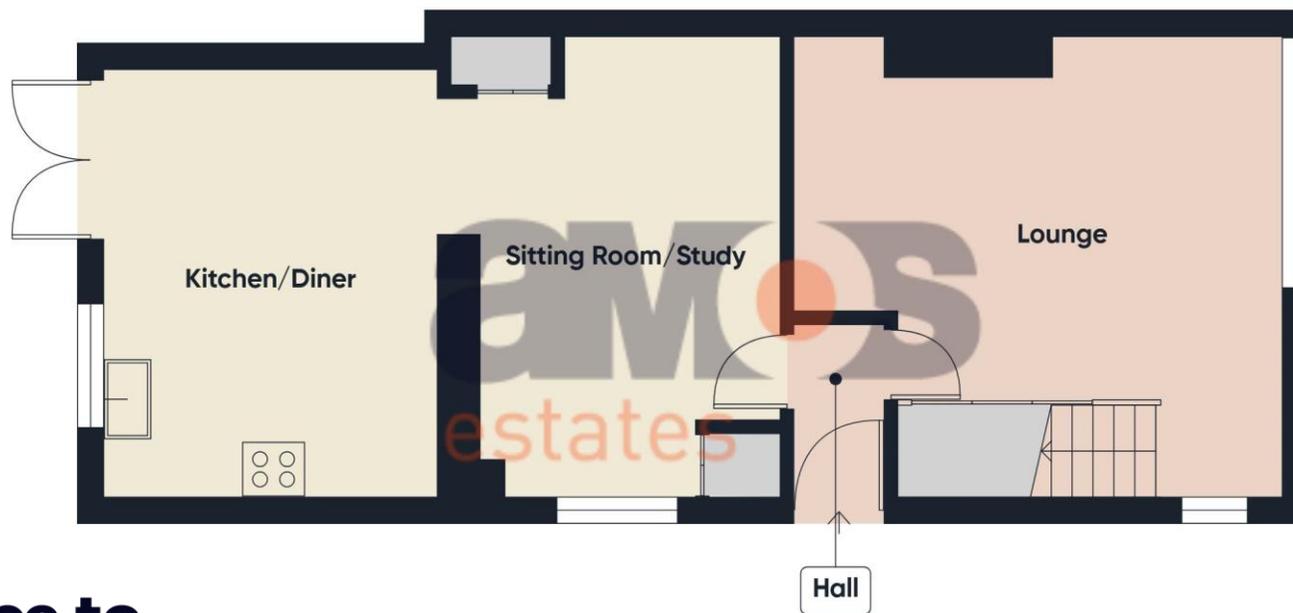


We are delighted to bring to the market, with no onward chain, this **extended two double bedroom home, ideally situated in a quiet cul-de-sac in South Benfleet. The property offers beautifully presented accommodation throughout, featuring a stunning fitted kitchen/diner, two additional reception rooms, generously sized bedrooms, and a bespoke three-piece bathroom suite.**

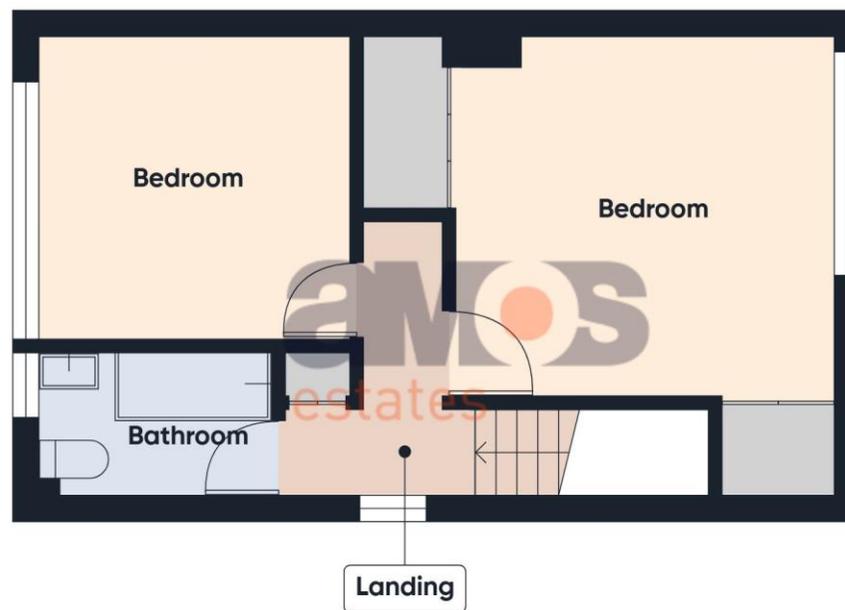
Externally, the home benefits from a low-maintenance, west-facing rear garden, off-street parking for two/three vehicles, and a garage located within a nearby block. Positioned on the ever-popular 'Birds Estate', the property is within a short walk of Benfleet mainline station, providing direct links to London Fenchurch Street. It also offers convenient access to major trunk roads, local shops and Richmond Park. Highly regarded local schools are close by, with the property falling within the catchment areas for South Benfleet Primary School and The Appleton School. Early viewings are highly recommended.

Find us on





Ground Floor



First Floor



**A space to
call home.**

Approximate total area⁽¹⁾

870 ft²

81 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highlights

- \ **Extended Two Double Bedroom Semi Detached House**
- \ **Beautifully Presented Throughout**
- \ **No onward Chain**
- \ **Spacious Reception Rooms**
- \ **Stunning Fitted Kitchen/Diner**
- \ **Bespoke Family Bathroom Suite**
- \ **Low Maintenance West Facing Rear Garden**
- \ **Off Street Parking For 2/3 Vehicles**
- \ **Garage In A Block**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Quiet South Benfleet Turning**
- \ **Popular 'Birds Estate'**
- \ **Walking Distance To Benfleet Station & Local Shops**
- \ **Richmond Park Close By**
- \ **South Benfleet Primary & Appleton School Catchments**
- \ **EPC Rating (D)**
- \ **Council Tax Band (C)**



Composite entrance door opening to entrance hall.

**Entrance Hall **

Laminate flooring, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Lounge 15'9 x 14'10 **

Double glazed windows to front and side, laminate flooring, radiator, TV point with built in display area with ample storage below, power points, smooth plastered ceiling with inset spotlights, shelving, bespoke understairs storage facilities, carpeted stairs with newly installed timber balustrade leading to first floor.

**Sitting Room/Study 15' x 9'10 **

Laminate flooring, double glazed window to side, radiator, power points, smooth plastered ceiling with inset spotlights, storage cupboard with space for a tumble dryer, further storage cupboard housing meters and consumer unit, open to kitchen diner.

**Kitchen/Diner 13'10 x 10'10 **

Stunning fitted kitchen diner comprising ceramic sink and drainer unit with extendable mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker to remain with chimney style extractor above, space for American style fridge freezer, integrated dish washer, integrated washing machine, laminate flooring, LED lighting to plinth, double glazed window to rear with double glazed French doors adjacent leading to rear garden.

**Landing **

Continuation of fitted carpet, power points, smooth plastered ceiling, storage cupboard with shelving, loft access hatch (loft housing combination boiler), double glazed window to side, doors to accommodation off.



**Bedroom One 12'4 x 11'6 **

Double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, two sets of fitted wardrobes.

**Bedroom Two 10'2 x 9'8 **

UPVC double glazed window to rear, fitted carpet, radiator, smooth plastered and coved ceiling, power points.

**Bathroom 7'7 x 5' **

Luxury three piece suite comprising freestanding claw foot bath with drench style shower head above and separate handheld attachment, vanity wash basin with chrome controls and storage below, pull cord WC, smooth plastered ceiling with inset spotlights, fully tiled to bath surround and half tiled to remaining walls, tiled flooring, obscure double glazed window to rear, extractor, designer towel radiator.

**Rear Garden **

A low maintenance west facing rear garden commencing with area laid to patio which in turns leads to artificial lawn, decking to far rear with timber shed adjacent, well stocked flowerbeds, fencing to borders, outside tap, outside power points, outside sensor lighting, side access to front via gate with further sensor lighting.

**Front Garden **

Block paved driveway providing off street parking for two/three vehicles.

**Garage 16'9 x 7'10 **

Situated in a nearby block with up and over door to front.







PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

AMOS





at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com