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today on 01268 777400**



## **Holtynge, Benfleet Guide price £400,000**

**\*\*GUIDE PRICE 400,000 - 425,000\*\***

Situated in a highly sought-after location close to well-regarded Benfleet schools, this beautifully extended three-bedroom semi-detached bungalow offers spacious and versatile living accommodation, ideal for families and downsizers alike.

The property boasts a generous lounge, a modern fitted kitchen, and a bright dining/family area created by the extension, providing the perfect space for entertaining or everyday living. There are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden and a driveway to the front offering off-street parking for multiple vehicles.

Conveniently located within easy reach of local amenities, transport links, and reputable schools, this property combines comfort, practicality, and a prime location.

## **ENTRANCE HALL**

## **MASTER BEDROOM**

11'4 x 10'4 (3.45m x 3.15m)

## **BEDROOM TWO**

12 x 8'4 (3.66m x 2.54m)

## **BEDROOM THREE**

10'5 x 8'9 (3.18m x 2.67m)

## **LOUNGE/DINER**

27'4 x 12' (8.33m x 3.66m)

## **CONSERVATORY**

9'8 x 8 (2.95m x 2.44m)

## **KITCHEN**

11'2 x 8'6 (3.40m x 2.59m)

## **UTILITY ROOM**

8'4 x 7'9 (2.54m x 2.36m)

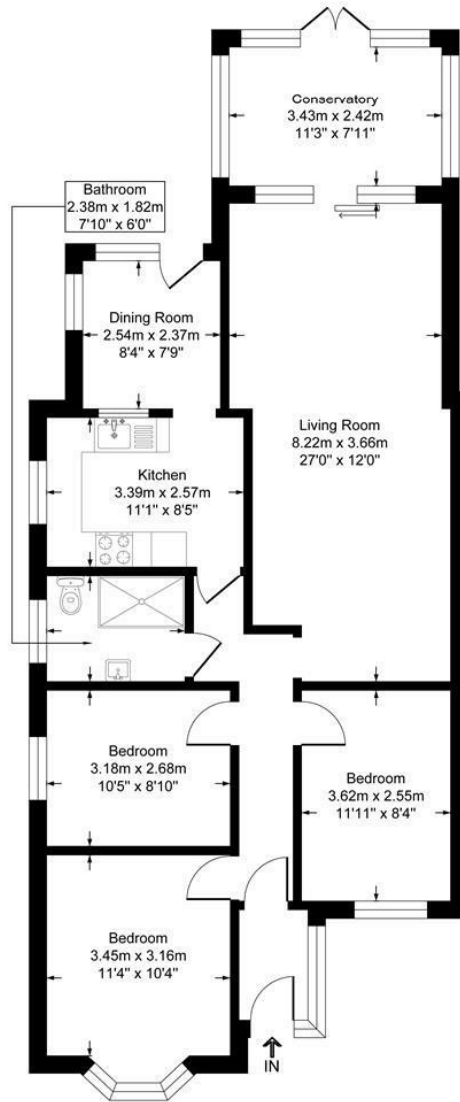
## **GARDEN**

40' (12.19m)

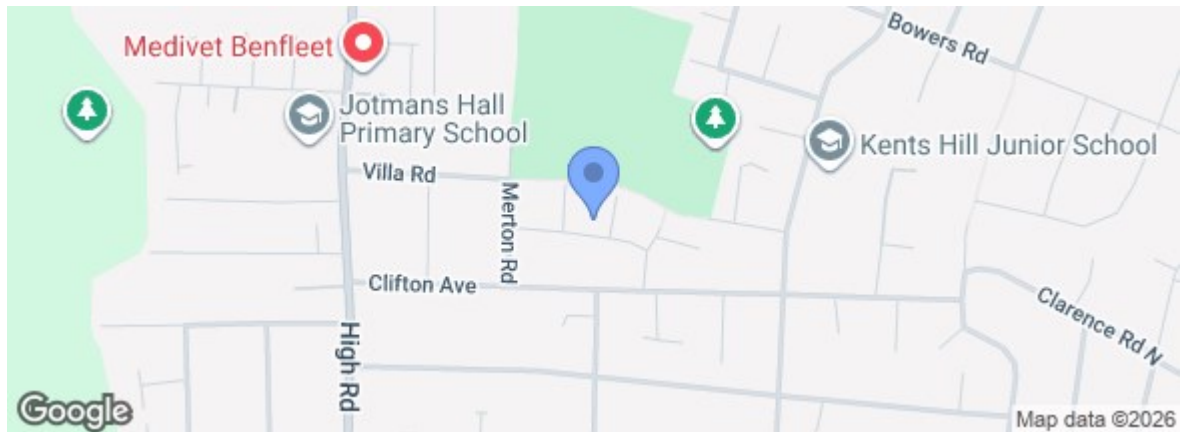
## **DRIVEWAY**

# Holtynge

Approximate Gross Internal Floor Area = 99.1 sq m / 1067 sq ft



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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