

COUNTRYSIDE

ESTATES



18 Kingfisher Drive, Benfleet, SS7 5ES

£365,000 Freehold

A THREE BEDROOM SEMI - DETACHED HOUSE WALKING DISTANCE (VIA PARK) OF THE STATION, and minutes walk of the park.

Offering good sized accommodation with modern fitted kitchen, large lounge and dining area with patio doors, externally enjoying a 40.ft. rear garden, detached garage with own drive and additional parking for two vehicles

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Entrance Hall

Half glazed UPVC door leading to small hall, door to lounge and bedroom three, wooden flooring.

Lounge 16 x 15'3 (4.88m x 4.65m)



Open way with step down to dining area, radiator, coved ceiling, door to kitchen and stairs to first floor, wooden flooring.



Dining Area 14'7 x 8 (4.45m x 2.44m)



Patio doors to rear, radiator, wooden flooring, coved ceiling.

Modern Kitchen 9'10 x 7'8 (3.00m x 2.34m)



Window to front, fitted with range of grey gloss base and wall cupboards, worktops with stainless steel inset sink unit and cupboard under, tiled flooring and tiled splash backs, gas hob and electric oven, plumbed for washing machine, drawer pack, wall mounted gas combi boiler, skimmed ceiling.

Landing

Window to flank, oak flooring, loft access, linen cupboard.

Bedroom One 12'3 x 11'7 (3.73m x 3.53m)



Window to rear, radiator, double built in wardrobe, coved ceiling.

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Bedroom Two 13'4 x 9'10 (4.06m x 3.00m)



Window to front, radiator, coved ceiling, dado rail.

Bedroom Three/Study 10 x 7 (3.05m x 2.13m)



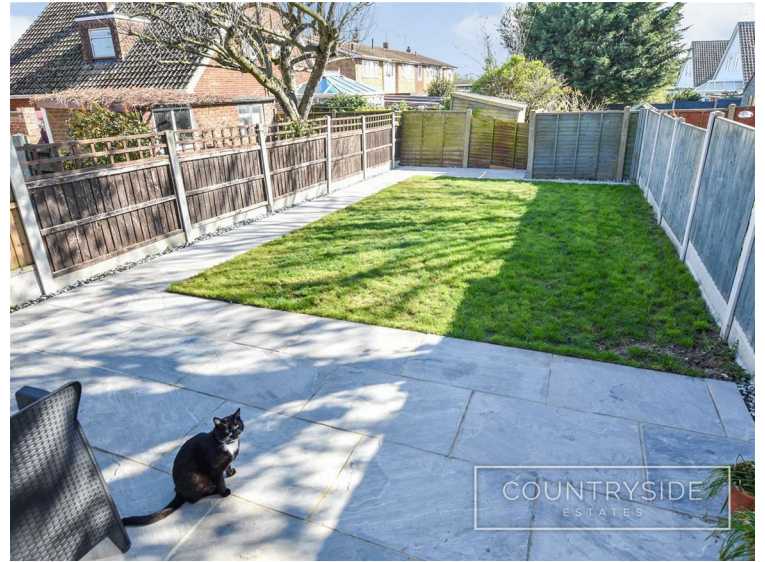
Window to front, radiator, tiled flooring, coved ceiling. (Ground Floor).

Modern Bathroom



White suite comprising of panelled bath with independent hand held shower and overhead shower with shower screen, close coupled wc with concealed cistern and push button control. vanity wash hand basin with mixer tap and cupboards under, attractive fully tiled walls and contrasting tiled flooring, chrome towel radiator, window to front, skimmed ceiling with inset lights, wall mounted mirror cabinet with sensor lighting.

Rear Garden 40 (12.19m)



Low maintenance garden with attractive full width paved patio with matching pathway and patio to rear of garden, lawned area, fenced to boundaries, side entrance with gate.



Detached Garage

Up and over door, door to side, light and power, parking in front of garage for one vehicle.

Front Garden

Block paved providing additional parking for two vehicles.

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 ₂) Rating		Current	Potential
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