



19 Tollgate



RICHARD
POYNTZ

19 Tollgate Benfleet SS7 3UX

OIEO £385,000



Tucked away in a well-positioned cul-de-sac close to the popular Woodman's Arms area, this beautifully refurbished detached freehold bungalow occupies a generous corner plot with ample space both inside and out.

The property has undergone an extensive programme of improvement, with virtually everything newly installed. Finished in a tasteful neutral palette, the bright and spacious rooms are complemented by stylish brushed-brass details, including door handles and bathroom fittings.

The thoughtfully designed kitchen and utility areas make excellent use of the available space, while the flexible layout and multiple points of access to the garden make the home equally suitable for families or those looking to enjoy comfortable single-level living.

Improvements include new plumbing, an energy-efficient A-rated combination boiler positioned in the loft to maximise space, updated wiring with a new consumer unit, replastering, new flooring, a contemporary kitchen and a stylish bathroom. The result is a genuinely move-in-ready home.

Outside, the generous west-facing garden has been cleared to provide a blank canvas for its next owner. There is plenty of room for entertaining, growing vegetables, creating colourful borders or simply enjoying the lawn during the summer months. Access to the main road has also been reinstated, providing a convenient route to nearby shops and bus services.



Important information: Japanese Knotweed has been identified on the fenceline - this is four years into a five year management plan that is insurance backed until 2031
Detached, Freehold and of standard brick construction from approx. 1960s. Double glazing throughout with new electrics, kitchen including appliances, bathroom and boiler

Facilities at the property include: main services - gas, electricity, water; ultra fast openreach broadband; mobile coverage currently mainly supported by EE and Vodafone but 02 and 3 also cover the area Council Tax Band D - currently £2217pa A lovely home - call us today to enquire further and book your flexible accompanied viewing.

Hall

3'7" x 7'6" (1.1 x 2.3)

Entrance matting fitted to area which leads to both kitchen and lounge

Lounge Diner

15'5 x 10'10 (4.70m x 3.30m)

Bright light room with large picture tilt and turn windows overlooking the West facing garden. Carpeted and with in tact fireplace - access to kitchen and hall to front door. Narrows to 4.3 around chimney breast

Kitchen

11'6 x 7'7 (3.51m x 2.31m)

Lovely newly installed kitchen with fitted cupboards, worktop

and Bosch oven, hob, extractor, fridge, freezer and dishwasher. A great space with large window to the front of the property with laminate flooring and inset lighting. Extras include spice and wine racks within the fitted kitchen.

Inner Hall

13'9 x 2'7 (4.19m x 0.79m)

Access to all bedrooms, bathrooms and kitchen and the very useful utility cupboard with space for built in appliances (both washing machine and tumble dryer. With painted walls and laminate flooring coming through from the kitchen.

Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Newly installed D bath and shower, with screen. Fully tiled to the floor and with specialist shower wall screens around shower. Vanity unit, heated towel rail and motion activated mirror installed.

Bedroom One

11'2 x 10'2 (3.40m x 3.10m)

Bedroom Two

14'1 x 9'10 (4.29m x 3.00m)

Windows to two aspects for plenty of light, including the french doors leading to the side garden. Big enough to be a double bedroom, or study/workroom if desired. With painted walls and new fitted carpet. Narrows to 2.8m

Bedroom Three

7'3 5'7 (2.21m 1.70m)

Another versatile room which could have multiple purposes with french doors to the west facing patio out to the garden. With painted walls and newly fitted carpet. Narrows to 2.3m around covered chimney breast.

Garden

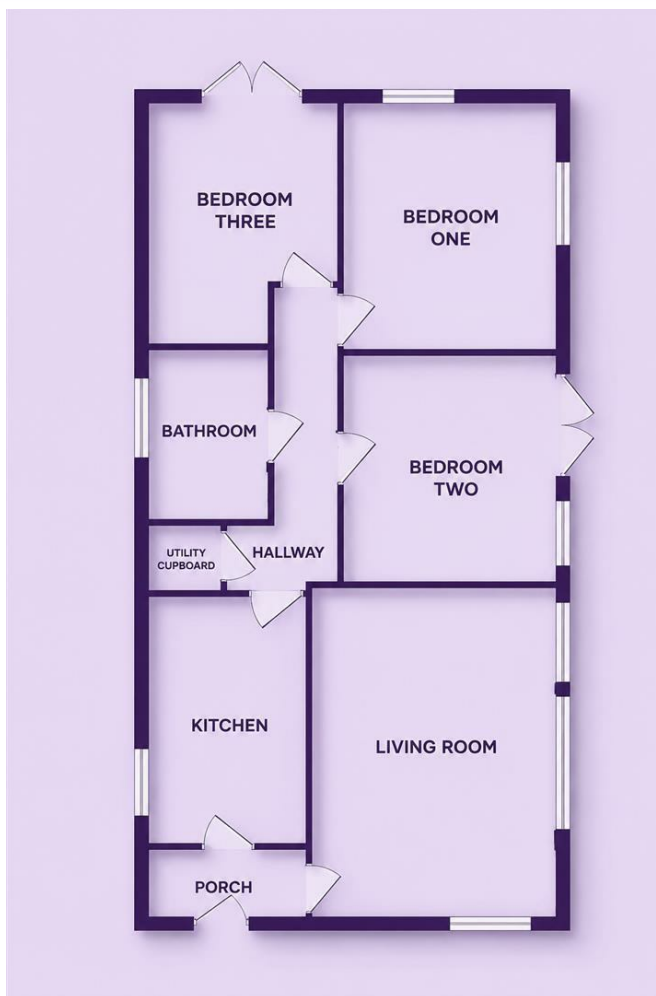
12.7m x 18m - 41'8" x 59'1" (3.66m.2.13mm x 5.49mm - 12.70m x 18.01m)

Great space mainly grassed areas but with some established planting. Garden tapers and average width given here. From property to roadside boundary is approx. 12.7m with a further 9.5m x 5.9m to the side. Raised patio directly outside the property, rear gate re-established to allow for easy access to local shops/walks, concrete base in place for easy placement of shed etc.

Driveway

Blocked paving to two sides of the property - plenty of space for multiple vehicles. New carport erected which would cover two cars and new planting to the two sides provides separation between neighbouring properties.





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