

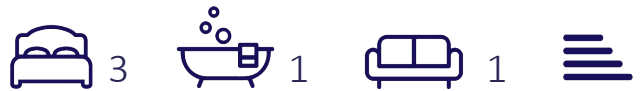
# KILN & LODGE

ESTATE AGENTS : REDEFINED



22 Selbourne Road  
, Benfleet, SS7 4AL

Asking price £400,000



# 22 Selbourne Road

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Porch  
4'10 x 3'3 (1.47m x 0.99m)  
Entrance door, door to:

Hallway  
18' x 2'9 (5.49m x 0.84m)  
Access to loft.

Bedroom  
11'10 x 11' (3.61m x 3.35m)  
Window to front, radiator, fitted wardrobes.

Bathroom  
6'11 x 5'7 (2.11m x 1.70m)  
Window to side, shower cubicle, pedestal wash hand basin, close coupled WC, radiator.

Bedroom  
11' x 10'11 (3.35m x 3.33m)  
Window to front, radiator, fireplace.

Bedroom  
9' x 7'10 (2.74m x 2.39m )  
Window to side, radiator, fitted wardrobes.

Lounge/Diner  
22'5 x 9'8 (6.83m x 2.95m)  
Patio doors to rear, fireplace, radiator.

Kitchen  
10'11 x 9'11 (3.33m x 3.02m)  
Window to side and rear, door to rear. Range of fitted storage with an integrated electric oven. Work surfaces incorporate gas hob with extractor over, sink unit and breakfast bar. Space and plumbing for washing machine.

Utility Room  
6'11 x 6'10 (2.11m x 2.08m )  
Window to rear, door to rear. space for fridge/freezer.

Exterior

Frontage/Driveway  
Hardstanding providing ample off road parking, leading to garage.

Garage

Rear Garden  
Paved patio area, remainder laid to lawn with raised decked area and shed. Side Access.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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