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today on 01268 777400**



## Holtynge, Benfleet Guide price £425,000

\*\*GUIDE PRICE 425,000 - 450,000\*\*

This well-presented and extended three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for families, downsizers or those seeking single-level living.

The property has been thoughtfully extended to create generous living space, including a bright and airy reception area. There are three well-proportioned bedrooms, offering flexibility for guest accommodation, a home office or additional reception space if required.

Externally, the home benefits from a driveway providing ample off-street parking.

An excellent opportunity to acquire a spacious bungalow in a desirable location.

**ENTRANCE HALL**

14'7 x 2'9 (4.45m x 0.84m)

**LOUNGE**

23'2 x 11'2 (7.06m x 3.40m)

**DINING ROOM**

12'4 x 8'3 (3.76m x 2.51m)

**KITCHEN**

12'3 x 7'9 (3.73m x 2.36m)

**BATHROOM**

6'10 x 5'3 (2.08m x 1.60m)

**MASTER BEDROOM**

11'11 x 10'01 (3.63m x 3.07m)

**BEDROOM TWO**

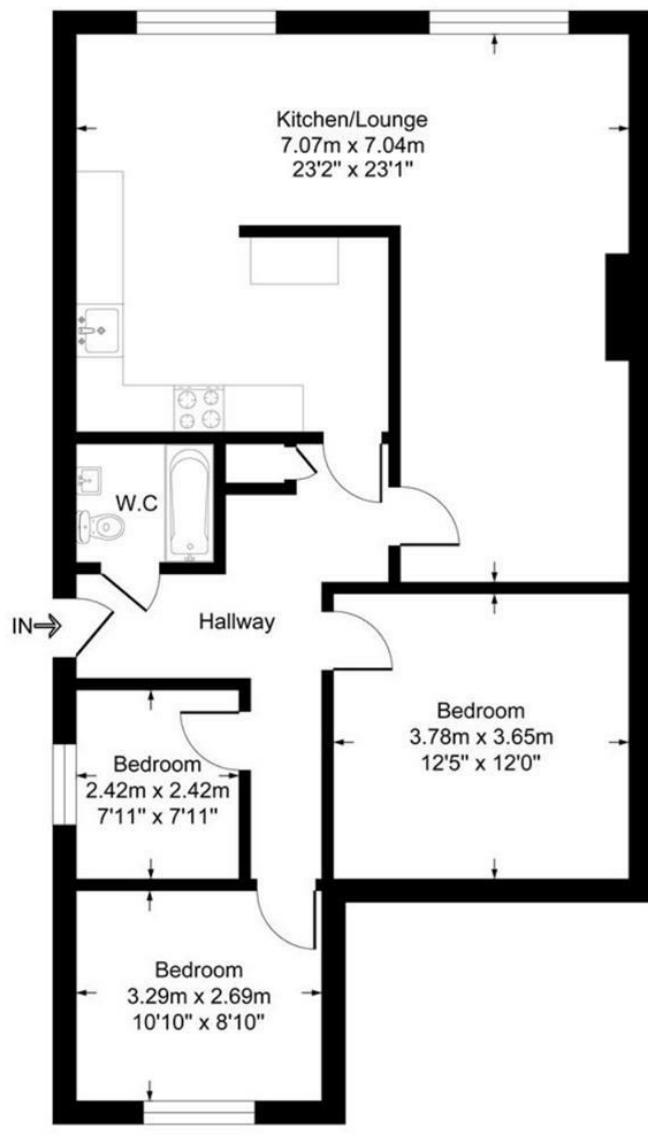
10'9 x 8'10 (3.28m x 2.69m)

**BEDROOM THREE**

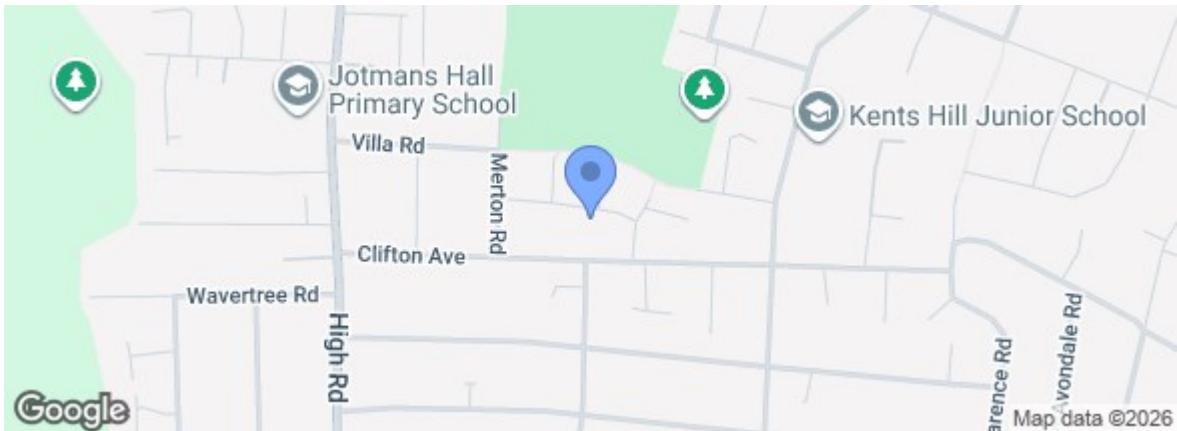
8 x 7'10 (2.44m x 2.39m)

**GARDEN****DRIVEWAY**

Approximate Gross Internal Floor Area = 85.5 sq m / 921 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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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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