

**To arrange a viewing contact us
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.

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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)

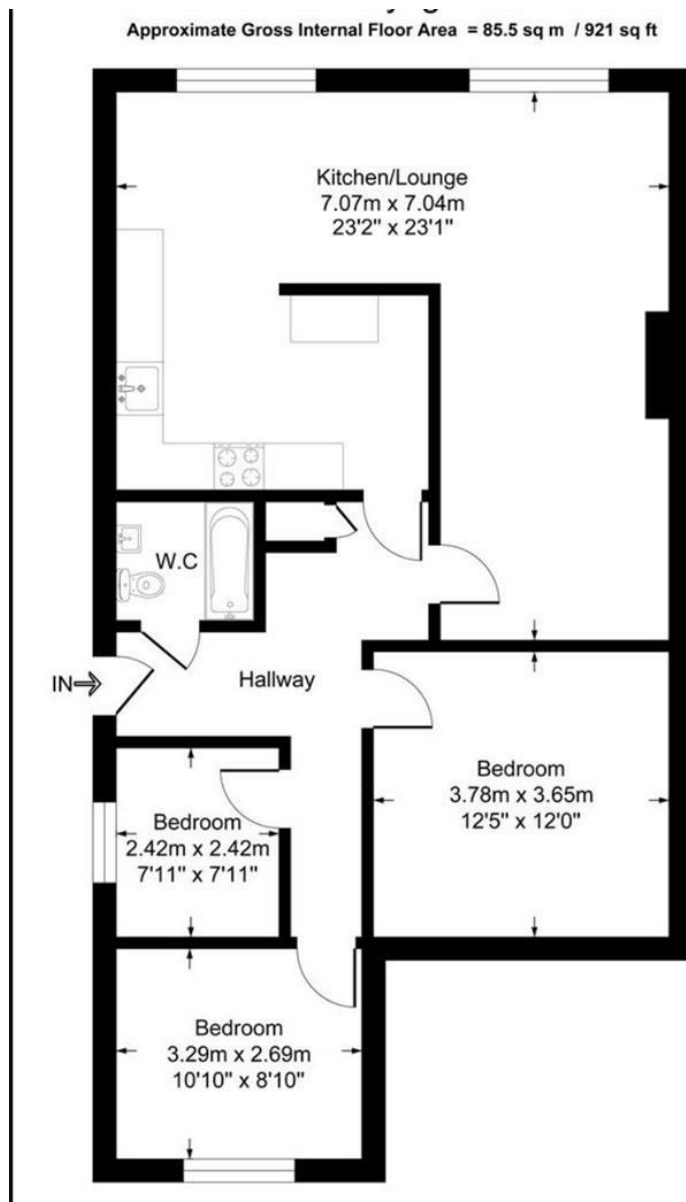
BEDROOM TWO

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

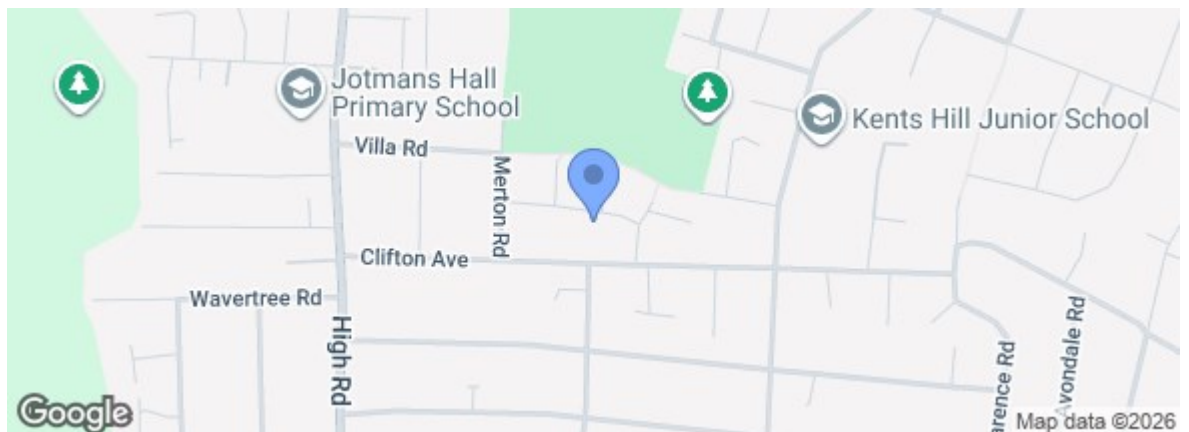
BEDROOM THREE

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

GARDEN**DRIVEWAY**



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
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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