



STUART THOMAS
ESTATES



- IN NEED OF UPDATING
- POPULAR LOCATION
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

39 Woodlow, Benfleet, SS7 3RQ

£350,000

In need of modernisation is this semi detached chalet originally constructed as a bungalow. Situated in this popular location close to Thundersley Village being sold with no onward chain.



Property Description

ENTRANCE LOBBY

Double glazed entrance door and side screen leads to the entrance lobby. Door leads to the:-

LOUNGE/DINER

This good size room has double glazed windows to the front and side. Double and single radiators. Gas fire with a back boiler. Coving.

KITCHEN

With units at eye and base level with ample work surfaces over. Space and plumbing for a washing machine. Single drainer stainless steel sink unit with a mixer tap over. Double glazed door and window to the side.

INNER HALL

Stairs lead to the first floor. Airing cupboard.

BEDROOM ONE FIRST FLOOR

Double glazed window to the front. Double radiator. Access to the eaves. Coving. Built in wardrobes/storage. Further storage cupboard.

BEDROOM TWO FIRST FLOOR

Double glazed window to the rear. Radiator. Built in storage cupboard. Access to the eaves. Coving.

BEDROOM THREE GROUND FLOOR

Double glazed window to the rear. Radiator. Built in storage cupboard.

BEDROOM FOUR GROUND FLOOR

Double glazed window to the rear. Radiator.





BATHROOM GROUND FLOOR

With a 3 piece white suite comprising a low level wc pedestal hand wash basin and a panelled bath with an independent shower over. Double glazed obscure window to the rear.

CARPORT

To the side of the property approached via an independent driveway.

REAR GARDEN

This South Facing rear garden is laid to lawn. Two sheds. Screen fencing. External water supply.

GENERAL

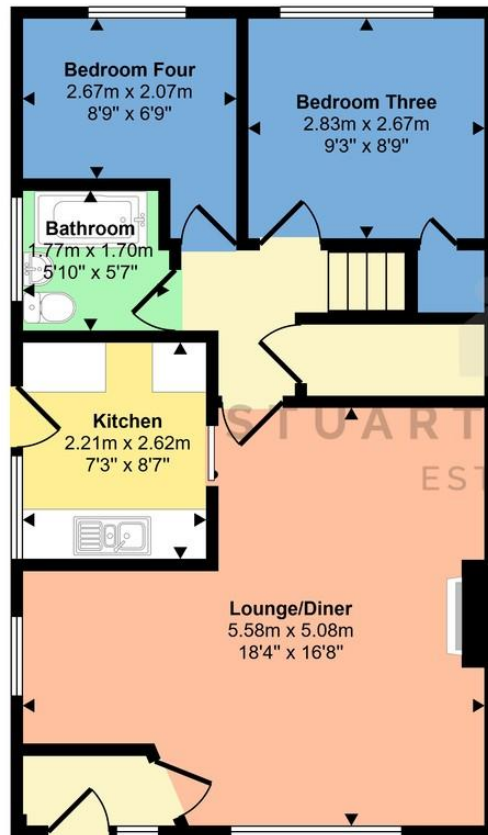
Tenure Freehold

Castle Point Borough Council

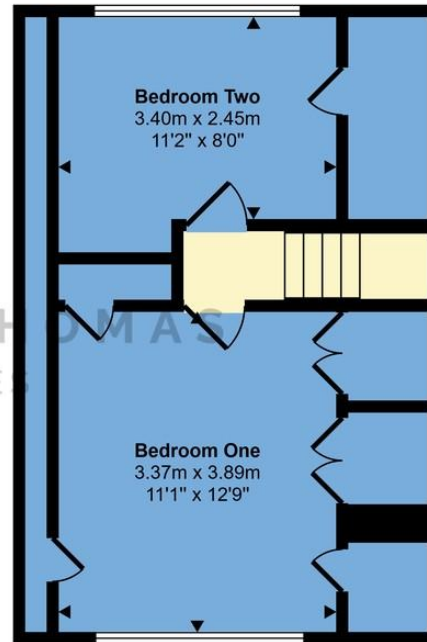
Council Tax Band D



Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft



First Floor
Approx 37 sq m / 395 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements