

COUNTRYSIDE

ESTATES



31 Boyce View Drive, Benfleet, SS7 5EA

£400,000 Freehold

GUIDE PRICE : £400,000 - £425,000. AN IMMACULATELY PRESENTED TWO BEDROOM CHALET, offering stylish and well-maintained accommodation throughout. Comprising of a kitchen / diner, lounge with log burner and spacious conservatory. To the first floor, two bedrooms with integrated wardrobes and modern shower room. Externally, an APPROX 60' x 38' rear garden with wide side access and garage.

The property is within a short walk of Richmond Playing Fields and Benfleet High Road shopping facilities. For commuters, Benfleet Train Station is approximately a 20-minute walk away, providing convenient access to surrounding areas.

Viewing Highly Recommended!

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Porch



Lounge 20'8" x 10'6" (6.30m x 3.20m)

Obscure glass panel upvc entrance door, window to front aspect, laminate flooring, smooth plastered ceiling.

Kitchen / Diner 20'3" x 11'3" reducing to 8'0" (6.17m x 3.43m reducing to 2.44m)



Window to front aspect, window and upvc door into conservatory, laminate flooring, smooth plastered ceiling, log burner, base units with wooden worktops, radiator and power points.

Windows to front, rear and side aspect, obscure glass panel upvc door to side aspect, laminate flooring, smooth plastered ceiling, base and eye level units with wooden worktops, tiled splashback, one and a half sink with drainer and chrome mixer tap, Rangemaster Classic 90 Cooker with extractor fan over, space for fridge / freezer, and dishwasher. Radiator and power points.



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Bedroom One 11'5" to wardrobe x 10'9" (3.48m to wardrobe x 3.28m)



Conservatory 18'10" x 9'10" (5.74m x 3.00m)



Window to side aspect, integrated wardrobes, laminate flooring, smooth plastered ceiling, radiator and power points.



Half brick conservatory with upvc windows and doors to rear. Vinyl flooring, radiator, power points and space for washing machine and tumble dryer.

Bedroom Two 11'7" to wardrobe x 7'11" (3.53m to wardrobe x 2.41m)



Window to side aspect, integrated wardrobes, laminate flooring, smooth plastered ceiling, radiator and power points.

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Shower Room 6'0" x 5'3" (1.83m x 1.60m)



Window to rear aspect, tiled flooring, fully tiled walls, smooth plastered ceiling, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, large shower cubicle with glass screen and waterfall shower feature, chrome radiator.

Rear Garden approx 60' x 38' (approx 18.29m x 11.58m)



Large patio area with remainder laid to lawn. Flower beds, log store, fully fenced boundary, wide side access, external lighting, water tap.



Garage 20'10" x 8'0" (6.35m x 2.44m)
Power and lighting.

Driveway



Block paved driveway with ample off street parking.

Council Tax
Band D

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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			
		44	81
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	



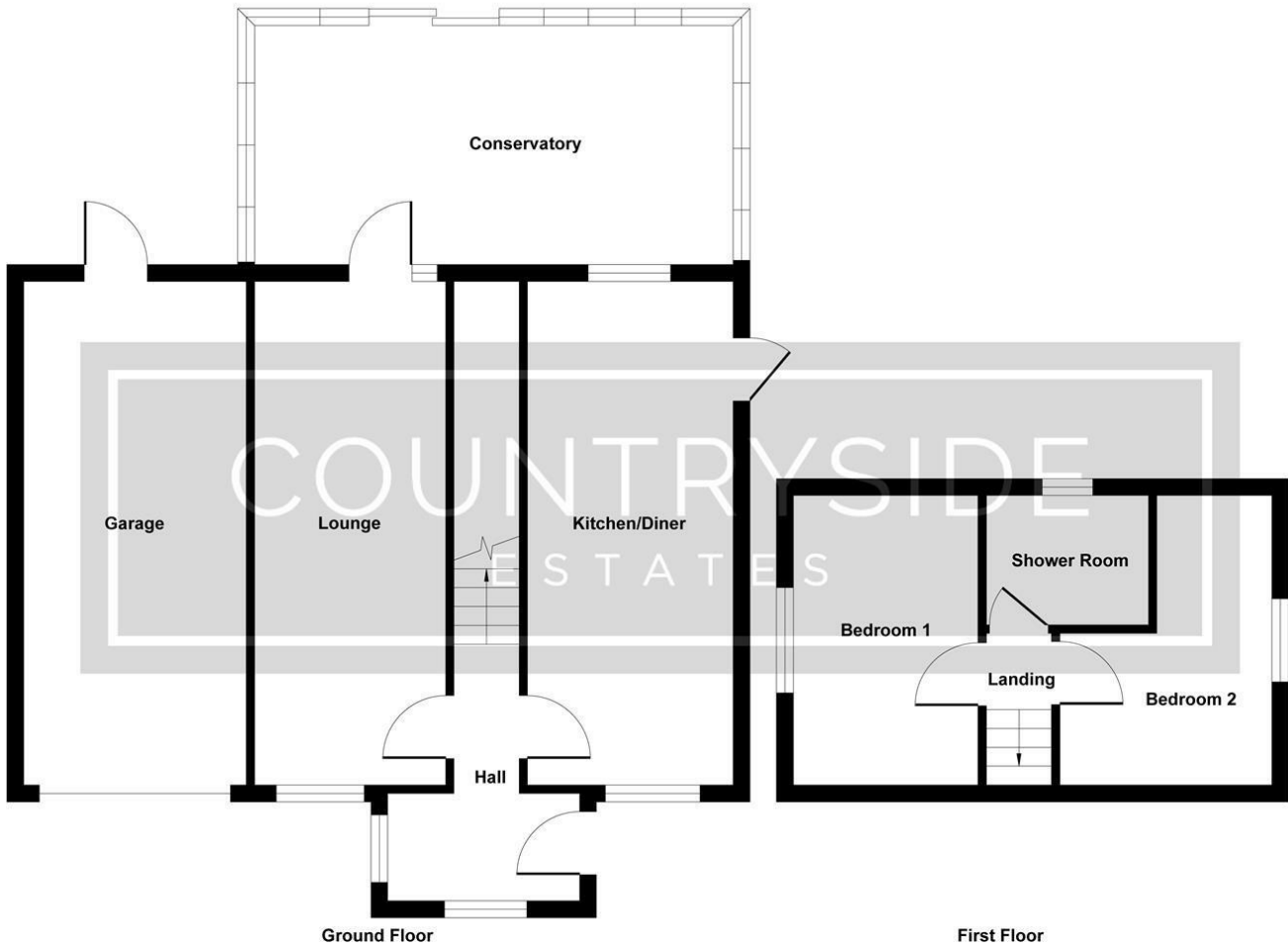


Illustration for identification purposes only, measurements are approximate, not to scale
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