



* LARGE DRIVEWAY, CARPORT AND GARAGE * Located on London Road in Benfleet, this charming semi-detached bungalow offers a delightful combination of comfort and convenience. With two well-proportioned bedrooms and a modern shower room, this property is perfect for those seeking a tranquil living space. The impressive lounge diner provides a welcoming atmosphere, ideal for both relaxation and entertaining, while the fully fitted kitchen breakfast room is a wonderful space for culinary enthusiasts. The bungalow has been thoughtfully extended, enhancing its living space and functionality. Outside, you will find a south-facing rear garden, perfect for enjoying sunny afternoons and al fresco dining. The property boasts ample parking, accommodating up to four vehicles, with a spacious driveway, a large carport, and a detached garage, ensuring that parking will never be a concern. Conveniently located, this home is just a stone's throw away from major bus routes, making commuting a breeze. Additionally, the nearby Tarpots shopping facilities provide easy access to a variety of shops and amenities, catering to all your daily needs. This semi-detached bungalow is an excellent opportunity for those looking to settle in a peaceful yet accessible area of Benfleet. With its generous living spaces, ample parking, and proximity to local conveniences, it is sure to appeal to a wide range of buyers.

- Character extended semi-detached bungalow
- Impressive duel aspect lounge-diner
- Generously sized fully fitted kitchen breakfast room
- South facing rear garden
- Keys held for immediate viewings
- Two good-sized bedrooms
- Modern shower room
- Ample parking on the driveway, carport and garage
- No onward chain
- Short walk to local amenities and door step to major bus routes

London Road

Benfleet

£350,000

Offers Over



London Road



Frontage

Large driveway for at least several vehicles, large front garden area, access to a carport leading to the garage, access to:

Entrance Hallway

7'3" x 4'1"

Solid wood entrance door to the side, storage cupboard housing the electric and fuse board, radiator, carpet.

Bedroom One

11'4" x 11'3"

Fanlight, double-glazed bay windows to the front, two radiators, carpet, fitted bedroom furniture comprising of; top boxes and wardrobe cupboards.

Bedroom Two

8'9" x 7'6"

Coved ceiling with a pendant light, double-glazed window to the side, radiator, carpet.

Lounge Diner

25'10" x 11'11" > 9'6"

Coved ceiling with three ceiling roses, double-glazed windows to the front, double-glazed French door to the rear leading out to the garden with two adjacent double-glazed windows, five radiators, built-in storage comprising of; base level units and wall-mounted display units, feature fireplace with an electric fire and a wooden surround, carpet, opening to:

Kitchen Diner

18'9" x 8'10"

Double-glazed windows to the rear overlooking the garden and to the side. Modern

shaker-style kitchen comprising of; wall and base level units with a square edge laminate worktop, integrated four-ring gas hob with an extractor fan above, integrated oven and grill, space for a washing machine, space for a slimline dishwasher, space for a tumble dryer, space for a fridge and freezer, floor to ceiling units, wall mounted Vaillant boiler, cupboard housing the water tank, inset 1.5 stainless steel sink and drainer, tiled splashbacks, lino flooring, double glazed door to:

Carport Area

18'8" x 7'7"

Door to the front, concrete base, gate to the garden, gate to:

Garage

16'2" x 7'11"

Door to the front, windows to the side, power, light, concrete base.

Rear Garden

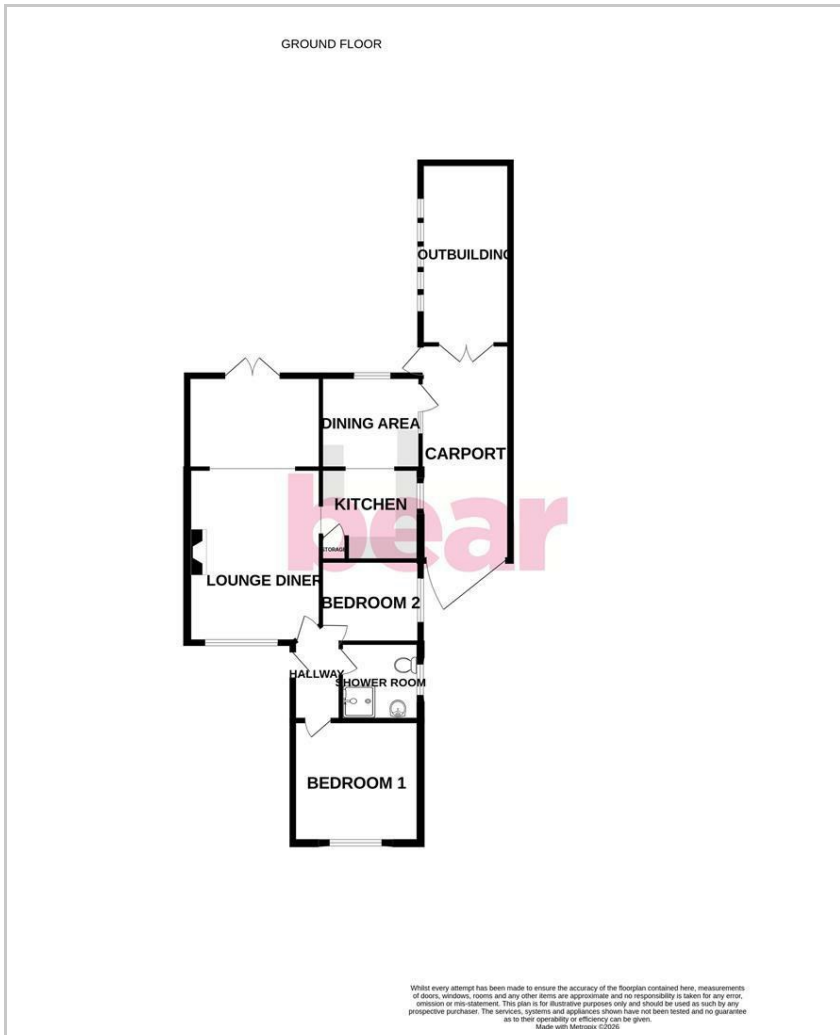
Commences with a paved patio area with the remainder laid to lawn with corner flower beds.

Agents Notes:

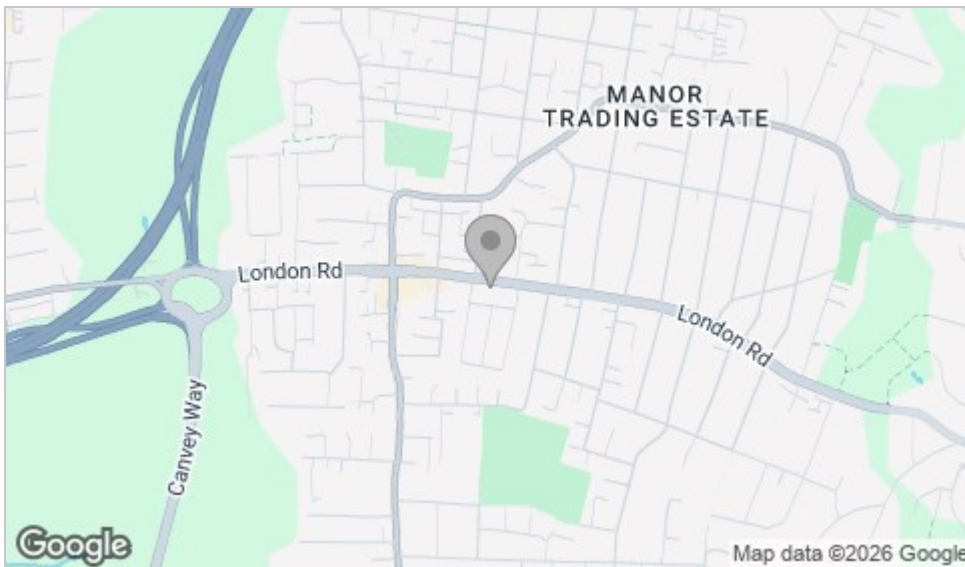
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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		