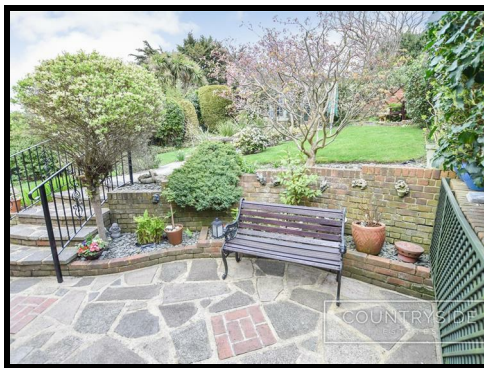


# COUNTRYSIDE

ESTATES



**9 Mill Hill, Benfleet, Essex, SS7 1NJ**

**£485,000 Freehold**

LOCATED JUST OFF ST MARY'S ROAD MINUTES WALK OF THE STATION, this immaculate detached two bedroom chalet bungalow enjoying a beautiful landscaped and secluded 70'ft rear garden.

Offering good size accommodation including lounge and dining room, 15'5 luxury fitted kitchen/diner with open way to a sitting area overlooking the garden, two double bedrooms and two bathrooms.

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### Entrance Porch

Composite half glazed door and side panel leading to entrance porch. Glazed hardwood door leading to entrance hall.

### Reception Hall/Dining Room 15'6 x 8 inc 12'7 (4.72m x 2.44m inc 3.84m)



Window to flank, coved and skimmed ceiling, turn spindle staircase to first floor, full height niche with glass shelving, radiator, Karndean flooring.

### Lounge 15'6 x 13'2 (4.72m x 4.01m)



Bay window to front and window to flank, two radiators, wood laminate flooring, feature recess electric fire, two wall light points.



### Luxury Kitchen/Breakfast Room 15'6 x 11 red 8'7 (4.72m x 3.35m red 2.62m)



Window to front, range of quality attractive base and wall cupboards, contrasting worktops, Blanco ivory inset single drainer sink with mixer tap. two deep drawers, AEG electric double oven, Bosch ceramic hob, plumbed for washing machine and dishwasher, built in storage cupboard, Karndean flooring, skimmed ceiling with inset lights, open access to :- Sitting area.



### Sitting Area 10'4 x 6'8 (3.15m x 2.03m)



Hardwood French doors to rear, Karndean flooring, coved ceiling, window to flank, electric wall mounted heater.

# 9 Mill Hill, Benfleet, Essex, SS7 1NJ

**Bedroom One 13 x 10 (3.96m x 3.05m)**



Window to rear, two doubles and single full height wardrobes, coved and skimmed ceiling, radiator, power points.

**Bedroom Two 15'7 x 9'8 (4.75m x 2.95m)**



Feature arched window to front and two velux windows to both sides, treble wardrobe and two eaves cupboards.

**Bathroom**



White suite comprising of panelled bath with handgrips and mixer tap shower, pedestal wash hand basin, fully tiled shower cubicle, close coupled wc with push button control, fully tiled walls, shaver point, radiator.

**Bathroom**



White suite comprising of corner bath with mixer tap, close coupled wc with push button control, vanity wash hand basin, fully tiled walls, skimmed ceiling with inset lights, extractor fan, chrome towel radiator, window to rear.

**Landing**



Window to flank, radiator, eaves cupboard and further cupboard providing access to loft area.

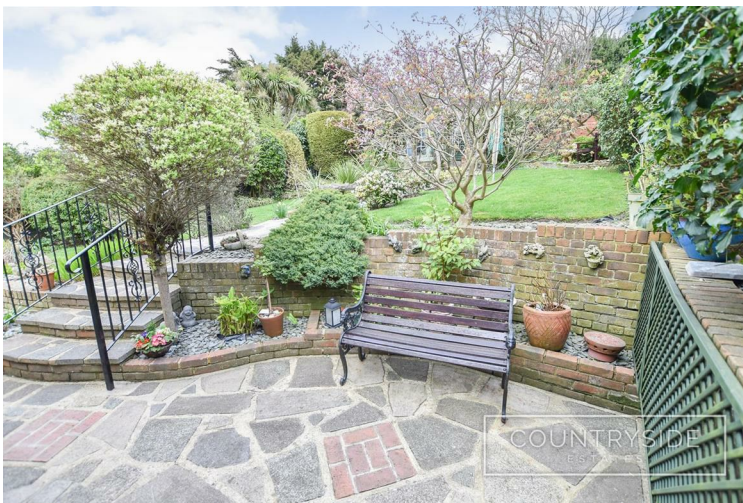
**Rear Garden 70 (21.34m)**



Beautifully landscaped garden commencing with crazy paved patio and steps up to crazy paved central path with neat shaped

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lawned areas, well stocked established flower beds, external lighting, patio to rear of garden with large workshop and summerhouse, side entrance with gate.



## Garage

With up and over door, light and power, upvc window to rear and door to garden.

## Front Garden



Crazy paved own driveway, attractive planted areas.



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			
		61	79
England & Wales		EU Directive 2002/91/EC	

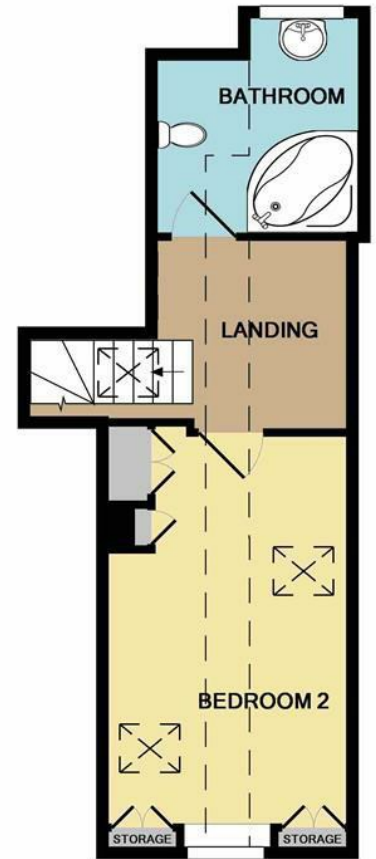
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 904 SQ.FT.  
 (84.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 300 SQ.FT.  
 (27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (111.9 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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