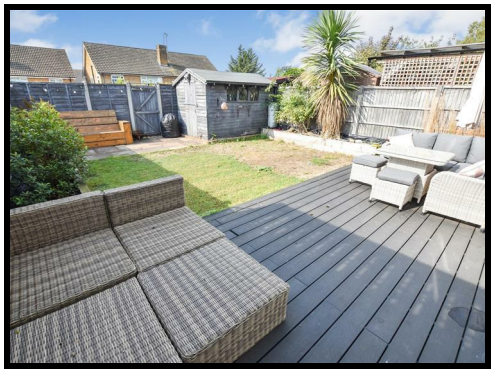
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22 Sweet Briar Avenue, Benfleet, SS7 1JU

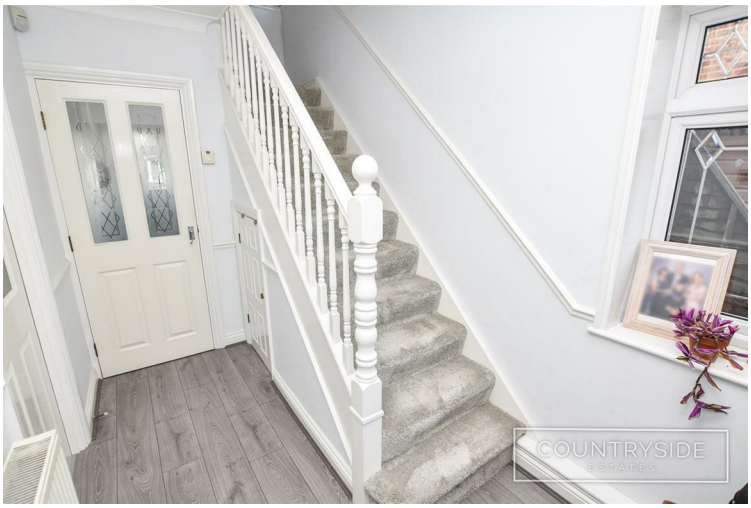
£425,000 Freehold

LOCATED IN THIS QUIET LOCATION JUST A SHORT WALK OF THE STATION, this attractive three bedroom semi-detached house, having been well maintained and offering good sized accommodation with ample off street parking and just minutes walk of shops in the high road.

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Entrance Porch
Sliding door leading to entrance porch.

Entrance Hall 12 x 6'4 (3.66m x 1.93m)



Part glazed UPVC door leading to entrance hall, white spindle staircase to first floor with understairs cupboard, wood laminate flooring, radiator, dado rail, coved and skimmed ceiling, window to flank.

Lounge 12 x 11'7 (3.66m x 3.53m)



Bay window to front, coved and skimmed ceiling, radiator, dado rail, feature fireplace with base cupboard to recess wall, wood laminate flooring.

Dining Room 10'10 x 9'4 (3.30m x 2.84m)



French doors to rear, door to kitchen and open way to lounge, wood laminate flooring, designer full height radiator, coved and skimmed ceiling, dado rail.

Kitchen 11 x 8'9 (3.35m x 2.67m)



Window and door to rear, fitted base and wall cupboards, wall mounted gas boiler, fitted work tops, built in larder cupboard, inset one and a half bowl sink unit, plumbed for dishwasher, coved and artex ceiling.

Landing



Window to flank, wall mounted air conditioning unit, loft access, coved and skimmed ceiling.

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Bedroom One 12 x 10'6 (3.66m x 3.20m)



Window to front, radiator, coved and artex ceiling.

Bedroom Two 11 x 10'5 (3.35m x 3.18m)



Window to rear, radiator, coved and artex ceiling.

Bedroom Three 8'5 x 7'5 (2.57m x 2.26m)



Window to front, radiator, coved and artex ceiling.

Luxury Bathroom



Modern white suite comprising of bath with over head and hand held shower, glass screen, wash hand basin seton top with drawers under, close coupled wc with wall mounted push button control, attractive fully tiled walls and matching tiled flooring, black designer towel radiator, window to rear, airing cupboard with hot water tank, skimmed ceiling with inset lights.

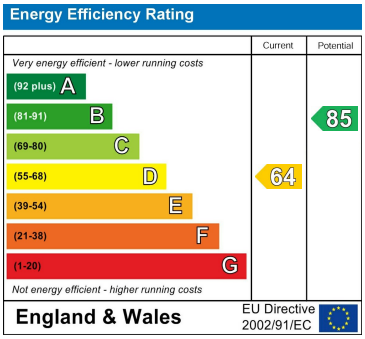
Rear Garden 30ft approx. (9.14mft approx)

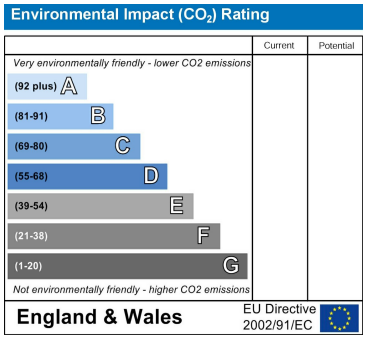


Fenced to boundaries, composite decking area, lawned, double gated side entrance, shed, pedestrian gate to rear, water tap.

Front Garden
Hedge boundary to front, parking for two vehicles.

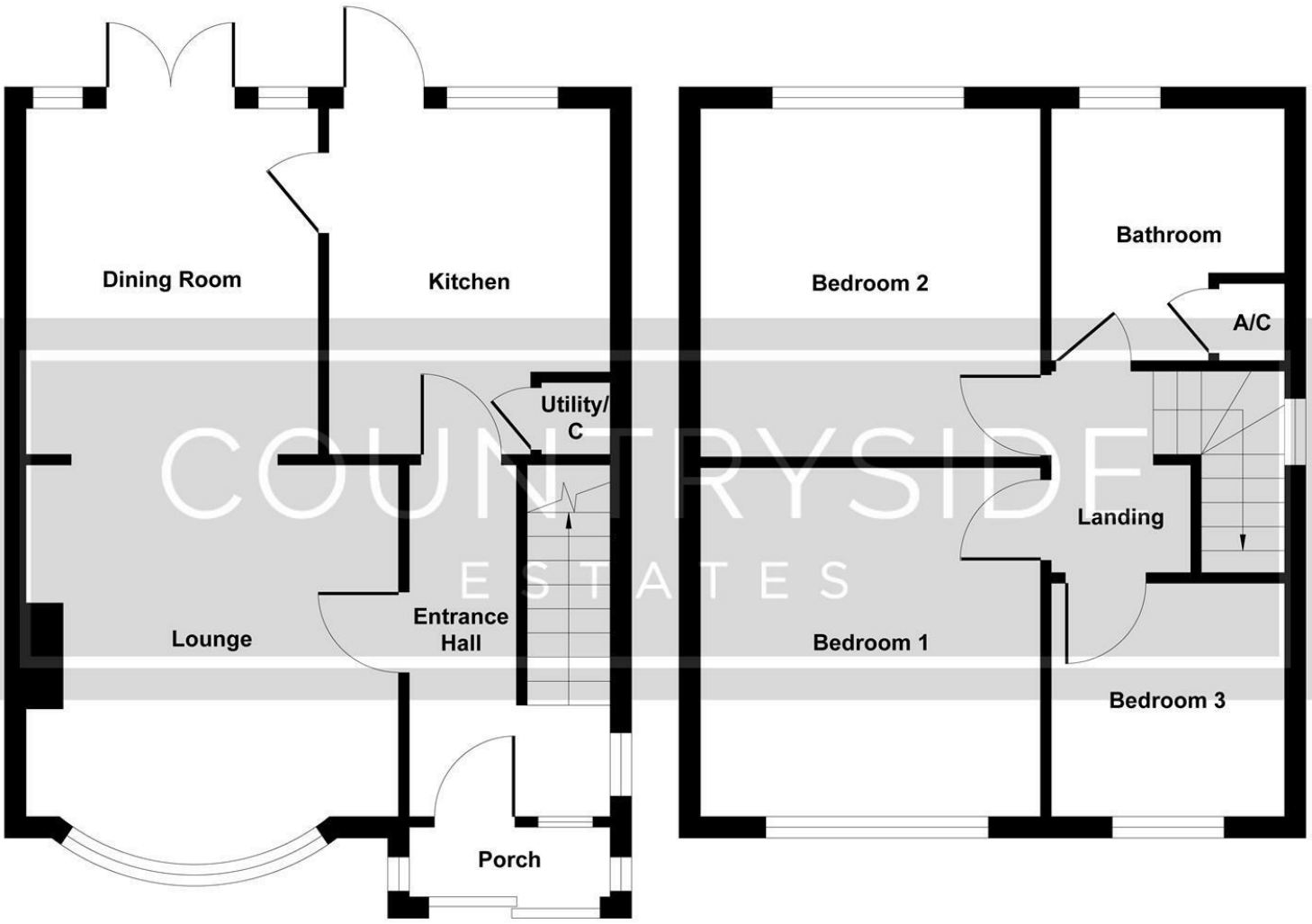
Council Tax Band C





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

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