



## 24 Greenways

Benfleet, SS7 5EQ

Guide price £365,000



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## Entrance Hall

5'5 x 2'8 (1.65m x 0.81m)

Entrance door, stairs to first floor,

## Bedroom Three/Reception

12'2 x 7'9 (3.71m x 2.36m)

Window to front, radiator, carpet. Storage cupboard.

## Lounge/Diner

19'10 x 10'4 (6.05m x 3.15m)

Window to front and door to rear, laminate flooring, radiator, open to

## Kitchen

10'11 x 7'6 (3.33m x 2.29m)

Window to side, door to rear. Range of storage units with an integrated fridge/freezer and electric oven. Work surfaces incorporate sink unit and electric hob with extractor over. Space and plumbing for washing machine. Wall mounted boiler.

## First Floor

### Landing

4'2 x 2'11 (1.27m x 0.89m)

Stairs to ground floor.

### Bedroom One

13'5 x 10'6 (4.09m x 3.20m)

Window to front, fitted wardrobes, radiator, carpet.

### Bedroom Two

13'11 x 7'10 (4.24m x 2.39m)

Window to side, radiator, carpet.

## Bathroom

5'9 x 5' (1.75m x 1.52m)

Window to rear. Panelled bath with shower over, close coupled WC, pedestal wash hand basin. Fully tiled.

## Exterior

### Frontage/Off Road Parking

Hardstanding providing ample off road parking leading to garage

### Garage

Up and over door to front.

### Rear Garden

Paved patio area, remainder laid to lawn, fencing to boundaries, access to side.

### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



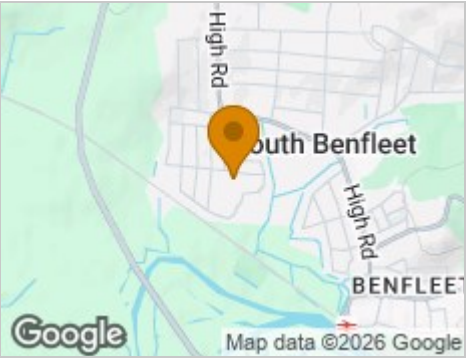
Road Map



Hybrid Map



Terrain Map



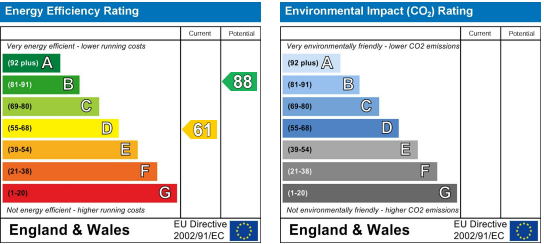
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.