

*To arrange a viewing contact us
today on 01268 777400*



Downer Road, Benfleet Guide price £400,000

- **MATURE GARDEN**
- **3 RECEPTION ROOMS**
- **EASY SIDE ACCESS TO GARDEN**
- **OFF STREET PARKING FOR MULTIPLE VEHICLES**
- **DETACHED GARAGE**
- **LOTS OF NATURAL LIGHT**

DON'T MISS THE CHANCE TO SEE THIS FAMILY HOME FOR YOURSELF!! This 3 bed semi detached house is perfect for entertaining guests in the open plan Living, Dining and Snug/office. The detached garage and 2 car driveway allow for ample off street parking, with the potential to convert the front garden into more parking. Potential for extension STPP £400k-£425k

ENTRANCE

Access to the property through a UPVC double glazed obscured door with double glazed side panel window. leading to:

DINING ROOM

14'03" x 9'11" (4.34m x 3.02m)
Skimmed ceiling, double glazed UPVC window to side aspect, radiator, carpeted flooring, opening leading to:

OFFICE/SNUG

10'05" x 9'02" (3.18m x 2.79m)
Skimmed ceiling, wall and ceiling mounted lighting, radiator, carpeted flooring
Wooden stairs leading to first floor.
Door leading to kitchen
Opening leading to lounge

KITCHEN

10'05" x 7'10" (3.18m x 2.39m)
Skimmed ceiling with sport lighting, double glazed UPVC back door and rear aspect window, floor to ceiling tiles and a patterned tiled flooring. The kitchen comprises of a sink drainer, gas hob, integrated dual oven, wood veneer countertops and space for washing machine, dishwasher, under counter fridge.

LOUNGE

17'10" x 13'09" (5.44m x 4.19m)
Skimmed ceiling, wall and ceiling mounted lighting, marble feature fireplace, double glazed UPVC windows to front and rear aspect, wooden flooring.

HALLWAY

13'06" x 2'06" (4.11m x 0.76m)
Skimmed ceiling with hatch for loft access, airing cupboard and carpeted flooring.
obscured glass doors leading to:

BEDROOM 1

11'07" x 9'05" (3.53m x 2.87m)
Master bedroom consisting of, skimmed ceiling, wall to wall front aspect double glazed UPVC window, radiator, fitted wardrobes and carpeted flooring.

BEDROOM 2

10'09" x 7'11" (3.28m x 2.41m)
Skimmed ceiling, rear aspect UPVC double glazed window, radiator, carpeted flooring.

BEDROOM 3

9'06" x 7'02" (2.90m x 2.18m)
This bedroom has a skimmed ceiling, double glazed UPVC window to front aspect, radiator and carpeted flooring.

BATHROOM

10'06" x 5'0" (3.20m x 1.52m)
This three piece bathroom comprises of a skimmed ceiling, floor to ceiling tiles rear aspect UPVC double glazed obscured window, radiator, bath, toilet, sink and laminate flooring.

GARAGE

17'01" x 8'02" (5.21m x 2.49m)
Detached garage with electric garage door and separate side access door, has electric and lighting.

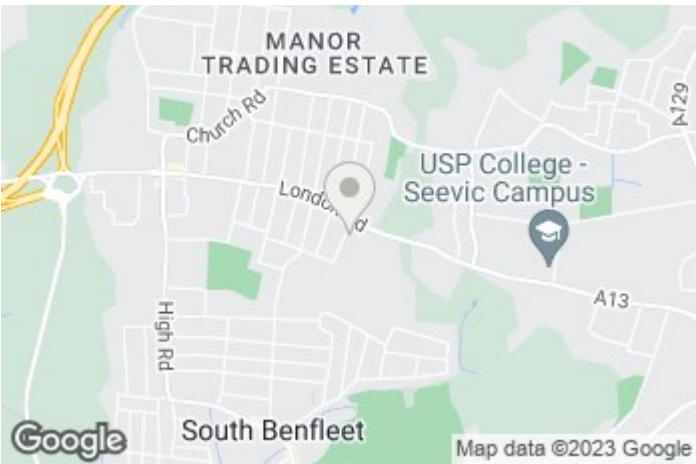
REAR GARDEN

A well maintained garden, with decking area outside the back door leading from the kitchen, heading to a lawned area, the plants at the rear of the garden offer cover from wind and sun.

FRONT GARDEN

The front of the property consists of the detached garage, a driveway large enough for multiple vehicles, and a well maintained front garden area with a brick wall surrounding it.

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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.