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today on 01268 777400**



## **Elm View Road, Benfleet Offers over £370,000**

This spacious chalet-style home offers versatile accommodation with two bedrooms and a superb layout ideal for family living. Situated in a sought-after part of Benfleet, the property combines comfort, practicality and excellent commuter links, with easy access to London and the M25.

On the ground floor, the home features a welcoming porch leading into a generous hallway. There is a bright lounge opening into a dining room, perfect for entertaining, alongside a well-fitted kitchen and a useful utility room. Two ground floor bedrooms – one of which can double as a study – are complemented by a modern family bathroom.

Upstairs, the property provides two loft rooms which are ideal for storage and a shower room.

Outside, the home boasts an amazing rear garden, offering ample space for relaxation, family activities or future landscaping potential.

With its flexible layout, attractive outdoor space and excellent transport connections, this property is a fantastic opportunity for those seeking a well-positioned family home in Benfleet.

## **Entrance Hallway**

### **lounge**

16'7" x 10'4" (5.08 x 3.16)

### **Dinner**

9'4" x 10'2" (2.87 x 3.11)

### **Kitchen**

12'7" x 8'7" (3.84 x 2.63 )

### **Utility Room**

6'2" x 8'6" (1.90 x 2.60)

### **Downstairs Bedroom One**

13'5" x 10'0" (4.10 x 3.05 )

### **Downstairs Bedroom Two**

8'6" x 8'9" (2.60 x 2.67)

## **Hallway**

### **Bedroom Three**

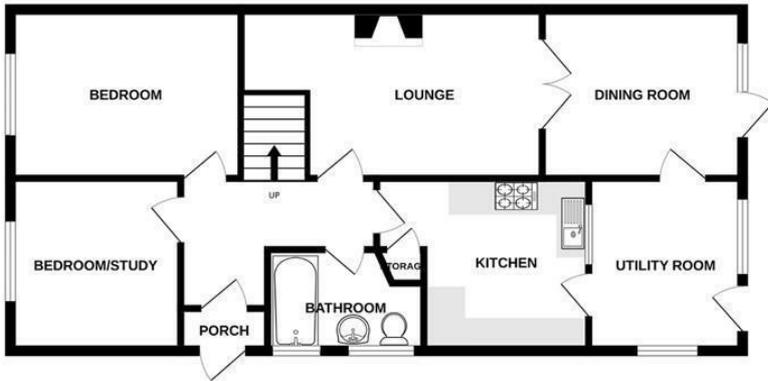
13'3" x 6'4" (4.05 x 1.94)

### **Bedroom Four**

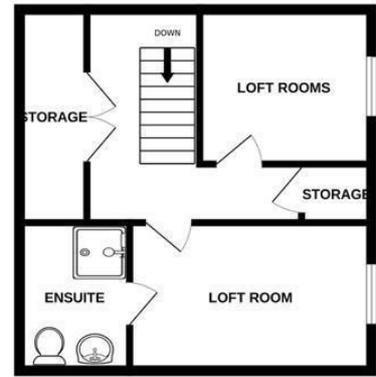
9'4" x 9'0" (2.87 x 2.75 )

## **Rear Garden**

GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



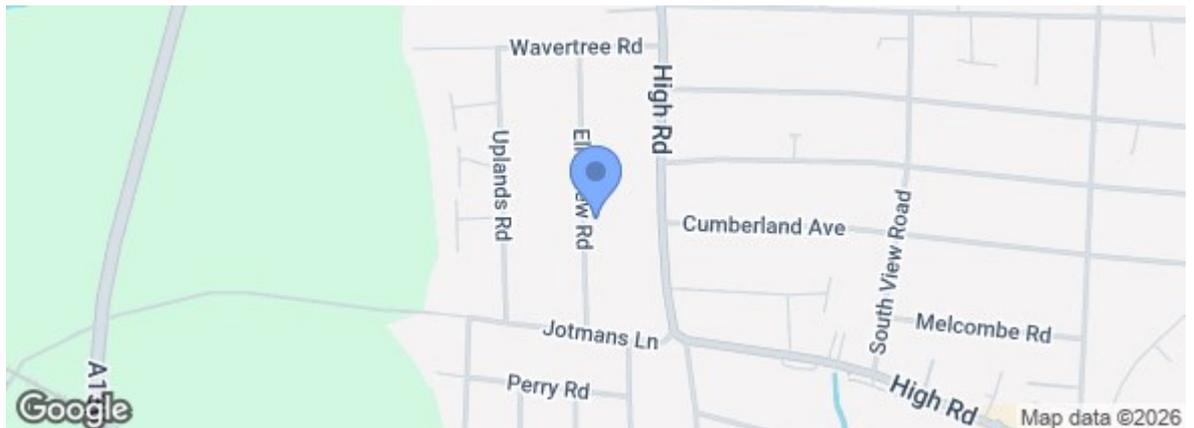
1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <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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