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today on 01268 777400



## Croft Close, Benfleet Guide price £425,000

**\*\*GUIDE PRICE 425,000 - 450,000\*\***

Three bed semi-detached bungalow with huge potential offering spacious and well-balanced accommodation throughout, ideally positioned within a quiet cul-de-sac in a highly sought-after location.

This well-presented home provides the perfect setting for both relaxing and entertaining, with a generous lounge/diner creating a bright and versatile living space, complemented by a fitted kitchen.

The property offers three well-proportioned bedrooms, giving flexibility for family living, guests or a home office, all serviced by a contemporary family bathroom.

Externally, the home benefits from a low maintenance rear garden, with a gate leading to an additional garden area, ideal for enjoying outdoor space with family and friends. To the front, a driveway provides off street parking for multiple vehicles and a detached garage.

Situated within close proximity to The Appleton School, along with local shops, bars and restaurants, this property is perfectly located for convenience. Excellent transport links are also nearby, including the A13, providing direct access into London and Southend.

This is a fantastic opportunity to secure a spacious bungalow in a desirable location.

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**ENTRANCE**

**LOUNGE/DINER**

26' x 12'5 (7.92m x 3.78m)

**KITCHEN**

13'8 x 10'5 (4.17m x 3.18m)

**MASTER BEDROOM**

9'9 x 7'9 (2.97m x 2.36m)

**BEDROOM TWO**

9'7 x 7'9 (2.92m x 2.36m)

**BEDROOM THREE**

14'6 x 9'8 (4.42m x 2.95m)

**BATHROOM**

**REAR GARDEN**

**FRONT GARDEN/DRIVEWAY**

**DETACHED GARAGE**

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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