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today on 01268 777400***



Drake Close, Benfleet Guide price £325,000

- **THREE BEDROOMS**
- **LOW MAINTANENCE REAR GARDEN WITH REAR ACCESS**
- **CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS**
- **MODERN FAMILY BATHROOM**
- **FIVE MINUTE WALK TO VIRGIN ACTIVE GYM**
- **MODERN KITCHEN/BREAKFAST ROOM**
- **CUL-DE-SAC LOCATION**
- **SPACIOUS LOUNGE**
- **OFF STREET PARKING**
- **CLOSE TO KING JOHN SCHOOL**

What a fantastic Location! A five minute drive to King John School, close to local shops/transport links and if your feeling energetic only a five minute walk to Virgin Active Gym. The Cul De Sac setting of this great family home along with three great sized bedrooms, open plan kitchen/breakfast room, spacious lounge/diner, modern bathroom, low maintenance rear garden with rear access and off street parking really shows this is a property that ticks all the boxes. GUIDE PRICE £325,000 - £350,000

Property Details

Entrance - Double glazed door opening to the hallway

Hallway - 3.45m x 1.14m (11'4 x 3'9) - Double glazed window pane to front, storage cupboard, oak effect laminate flooring, radiator, stairs leading to the first floor, door opening to the lounge.

Lounge/Diner - 5.44m x 3.71m (17'10 x 12'2) - UPVC double glazed window to front, chimney breast with feature fireplace, dado rail, smooth plastered and coved ceiling, storage cupboard, oak effect laminate flooring, radiator, glazed double doors opening to the kitchen/breakfast room.

Kitchen/Breakfast Room - 4.60m x 2.59m (15'1 x 8'6) - A range of wall and base units with worktop incorporating a breakfast bar, tiled splash back, one and a half bowl stainless steel sink drainer with stainless steel mixer tap over, Range cooker to remain with stainless steel splash back and extractor hood above, integrated dishwasher, space for washing machine and fridge/freezer, smooth plastered ceiling, tiled floor, two UPVC double glazed window to rear, UPVC double glazed door opening to the garden, radiator.

Landing - Carpet flooring continued from the stairs, loft access, doors opening to

Bedroom One - 4.80m x 2.54m (15'9 x 8'4) - UPVC double glazed window to front, carpet flooring, radiator.

Bedroom Two - 3.18m x 2.54m (10'5 x 8'4) - UPVC double glazed window to rear, carpet flooring, radiator.

Bedroom Three - 3.48m x 1.93m (11'5 x 6'4) - UPVC double glazed window to front, carpet flooring, built in wardrobe/cupboard, radiator.

Family Bathroom - 2.26m x 1.70m (7'5 x 5'7) - A modern three piece suite comprising of a P shaped bath with stainless steel taps, wall mounted T bar stainless steel shower with curved glass screen over the bath, vanity unit housing the hand wash basin with stainless steel mixer tap over, low level closed coupled w/c with chrome effect push button flush, fully tiled walls in a natural coloured mosaic effect, tiled floor, chrome

effect heated towel rail, smooth plastered ceiling with inset spotlights, obscure UPVC double glazed window to rear.

Rear Garden - A low maintenance rear garden with gate located at the rear providing rear access, commencing with a blocked paved patio in a circular pattern, borders housing a variety of flowers, shrubs and bushes,

Frontage - A block paved driveway providing off street parking, gate at the rear of the garden provides rear access.

Agents Note - The vendor has advised that the solar panels on the property are owned outright and belong to the property providing a fantastic benefit.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.