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today on 01268 777400*



Maytree, Benfleet Guide price £400,000

THE EXTRA SPACE YOU HAVE BEEN LOOKING FOR. GUIDE PRICE £400,000 - £425,000. Offered for sale is this 3 Double bedroom extended Semi detached house with garage, off street parking, ground floor w/c, modern fitted bathroom & kitchen . The property is located in a convenient part of Benfleet close to local shops and amenities and within easy access to the A13 and A127 providing direct access to London and the M25.

Property Details

Entrance via composite door to:

ENTRANCE HALL Obscure double glazed window to side aspect. Stairs to leading to first floor. under stairs storage. Radiator. Doors to:

GROUND FLOOR CLOAKROOM Obscure double glazed window to side aspect. Two piece suite comprising low level w/c and hand wash basin.

LOUNGE 16' 10" x 11' 2" (5.13m x 3.4m) Double glazed window to front aspect. Radiator. Laminate wood flooring.

DINING ROOM 17' 5" x 11' 2" (5.31m x 3.4m) Skimmed smooth ceiling. Obscure double glazed window to side aspect. Laminate wood flooring. Radiator, open access to.

KITCHEN 16' 4" x 9' 5" (4.98m x 2.87m) Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking the rear garden. The kitchen comprises of a range of wall and base units with roll top work surfaces over. Inset sink drainer. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Inset 5 ring gas hob with extractor fan above. Built in double gas oven. Laminate wood flooring.

FIRST FLOOR LANDING Obscure double glazed window to side aspect. Loft access with drop ladder. Storage cupboard. Doors to:

BEDROOM ONE 19' 6" x 10' 5" (5.94m x 3.18m) Smooth Skimmed ceiling. Double glazed window to rear. Fitted wardrobes. Radiator. Laminate wood flooring.

BEDROOM TWO 14' 6" x 10' 9" (4.42m x 3.28m) Double glazed window to front aspect. Fitted wardrobes. Radiator. Laminate wood flooring.

BEDROOM THREE 11' 2" x 8' 1" (3.4m x 2.46m) Double glazed window to rear. Radiator. Laminate wood flooring.

FAMILY BATHROOM 8' 1" x 6' 2" (2.46m x 1.88m) Obscure double glazed window to front aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and P-shaped bath with mixer power shower. Heated chrome towel rail. Tiled walls.

OUTSIDE OF PROPERTY: The property fronts on to a walkway with lawn area immediately to the FRONT.

Paved path to front door.

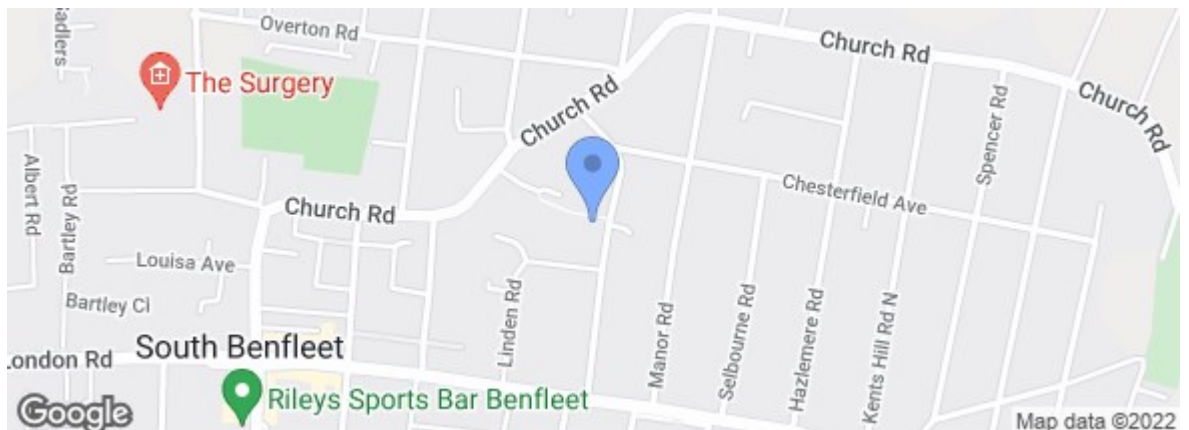
The low maintenance REAR GARDEN measures approx. 35' and is South backing. Paved throughout. Shed to remain with power connected. Outside tap. Side gate. Double gates to rear providing off road parking and access to GARAGE in nearby block with up and over door.



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		85
(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			



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