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Bracken Way, Benfleet Guide price £390,000

GUIDE PRICE £390,000 - £410,000

SPACE, LOCATION AND VERSATILITY – THIS IMPRESSIVE 3/4 BEDROOM SEMI-DETACHED HOME DELIVERS IT ALL, WITH TWO BATHROOMS, OFF-STREET PARKING AND THUNDERSLEY COMMON JUST MOMENTS AWAY!

The property offers a generous and flexible layout arranged over two floors. The ground floor currently provides a good-sized living room, separate dining area, kitchen, bathroom and third bedroom, along with a further room which could be utilised as a fourth bedroom or home office.depending on requirements.

To the first floor are two further well-proportioned bedrooms, together with a shower room, providing the property with the benefit of two bathrooms across the home.

The property has been well maintained with double glazing and a recently fitted boiler, while still offering plenty of scope for a new owner to make the accommodation their own.

Externally, the front has recently benefited from a recently laid paved driveway providing off-street parking, while the rear offers a low-maintenance garden together with a useful outbuilding and hot tub to remain.

The location is another major advantage, being within easy reach of Thundersley Common, local shops and supermarkets, as well as falling within the catchment area for a selection of highly regarded local schools.

With approximately 1,100 sq ft of overall accommodation this is a home offering plenty of space, flexibility and future potential.

Arrange a viewing today!

Property Measurements

Hall 3.77m × 0.79m (12'4" × 2'7")

Living Room / Lounge 3.49m × 3.20m (11'5" × 10'6")

Dining Area 3.50m × 2.90m (11'6" × 9'6")

Kitchen 5.31m × 2.27m (17'5" × 7'5")

Landing 1.82m × 0.96m (6'0" × 3'2")

Bedroom 1 4.29m × 2.94m (14'1" × 9'8")

Bedroom 2 3.86m × 3.24m (12'8" × 10'8")

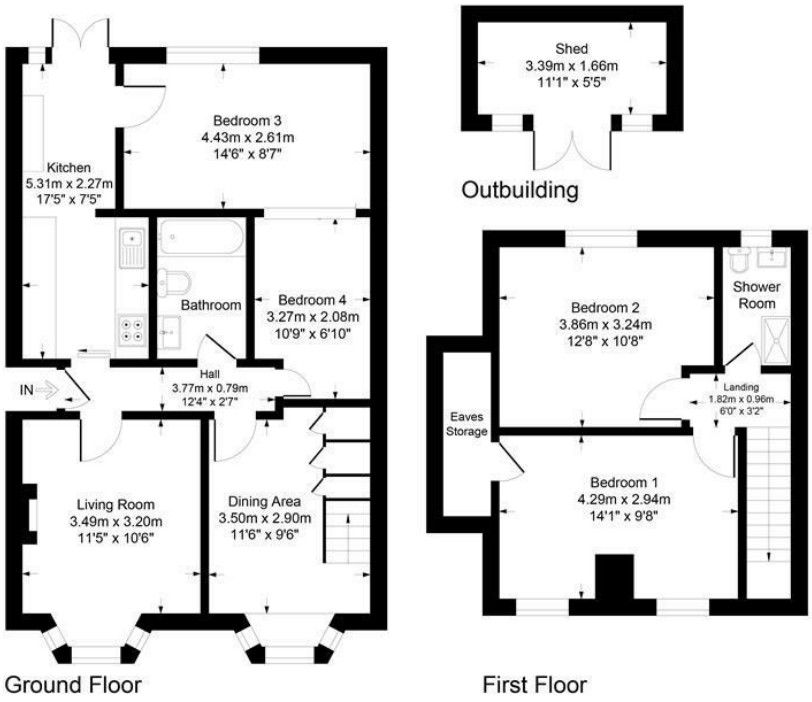
Bedroom 3 4.43m × 2.61m (14'6" × 8'7")

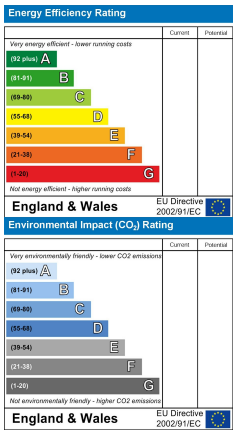
Reception Room / Bedroom 4 3.27m × 2.08m (10'9" × 6'10")

Shed / Outbuilding 3.39m × 1.66m (11'1" × 5'5")

12 Bracken way

Approximate Gross Internal Floor Area = 104.3 sq m / 1123 sq ft
(Including Outbuilding & Eaves Storage)
Outbuilding = 5.6 sq m / 60 sq ft
Eaves Storage = 2.5 sq m / 27 sq ft







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