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## Queens Road, Benfleet Asking price £475,000

This well positioned two bedroom detached bungalow, offering spacious living, a well maintained garden and a fantastic Benfleet location with the advantage of no onward chain.

Internally, the property offers a bright entrance hallway, fitted kitchen with rear access, spacious dining room leading into the lounge, two well sized bedrooms and a generous bathroom. The lounge enjoys direct access to the rear garden, allowing plenty of natural light into the main living space.

Externally, the home benefits from off street parking, garage access, side gated entry and a beautifully kept rear garden with patio and lawn areas. The rear gate also provides easy access towards Boyce Hill Golf Course.

Located within catchment for South Benfleet Primary School and The King John School, the property is also within walking distance of Benfleet Station, with direct C2C links into London Fenchurch Street. Benfleet Downs, local bus routes and Boyce Hill Golf & Country Club are all close by, making this a fantastic home in a sought after location.

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## **ENTRANCE HALL**

## **LOUNGE**

14'9 x 14'7 (4.27m'2.74m x 4.27m'2.13m)

## **DINING ROOM**

11'7 x 9'7 (3.35m'2.13m x 2.74m'2.13m)

## **KITCHEN**

16'11 x 14'7 (4.88m'3.35m x 4.27m'2.13m)

## **MASTER BEDROOM**

11'9 x 9'7 (3.35m'2.74m x 2.74m'2.13m)

## **BEDROOM TWO**

10'11 x 9'4 (3.05m'3.35m x 2.74m'1.22m)

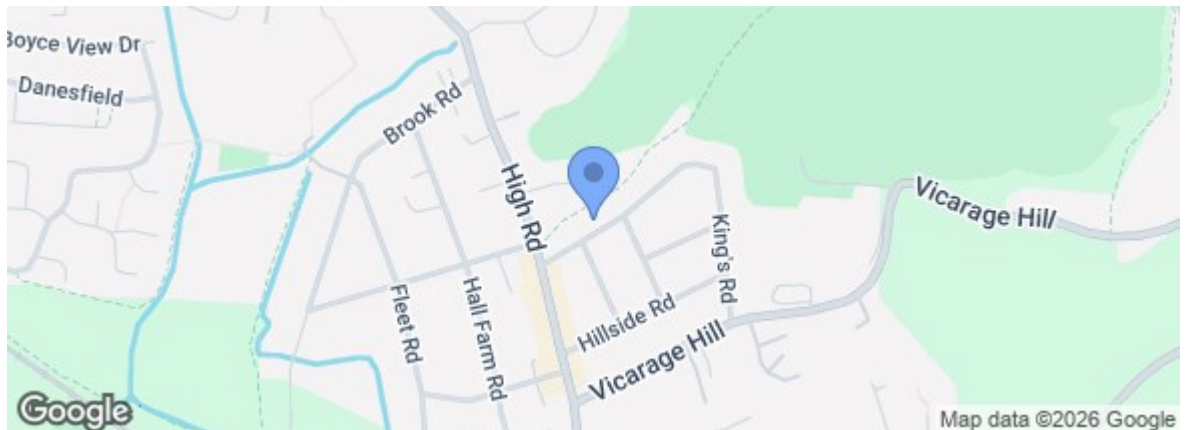
## **FAMILY BATHROOM**

10'11 x 8'4 (3.05m'3.35m x 2.44m'1.22m)

## **GARDEN**

## **DRIVEWAY**

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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