

*To arrange a viewing contact us  
today on 01268 777400*



## **Downer Road, Benfleet Guide price £400,000**

- **MATURE GARDEN**
- **3 RECEPTION ROOMS**
- **EASY SIDE ACCESS TO GARDEN**
- **OFF STREET PARKING FOR MULTIPLE VEHICLES**
- **DETACHED GARAGE**
- **LOTS OF NATURAL LIGHT**

**DON'T MISS THE CHANCE TO SEE THIS FAMILY HOME FOR YOURSELF!! This 3 bed semi detached house is perfect for entertaining guests in the open plan Living, Dining and Snug/office. The detached garage and 2 car driveway allow for ample off street parking, with the potential to convert the front garden into more parking. Potential for extension STPP £400k-£425k**

### ENTRANCE

Access to the property through a UPVC double glazed obscured door with double glazed side panel window. leading to:

### DINING ROOM

14'03" x 9'11" (4.34m x 3.02m)

Skimmed ceiling, double glazed UPVC window to side aspect, radiator, carpeted flooring, opening leading to:

### OFFICE/SNUG

10'05" x 9'02" (3.18m x 2.79m)

Skimmed ceiling, wall and ceiling mounted lighting, radiator, carpeted flooring

Wooden stairs leading to first floor.

Door leading to kitchen

Opening leading to lounge

### KITCHEN

10'05" x 7'10" (3.18m x 2.39m)

Skimmed ceiling with sport lighting, double glazed UPVC back door and rear aspect window, floor to ceiling tiles and a patterned tiled flooring. The kitchen comprises of a sink drainer, gas hob, integrated dual oven, wood veneer countertops and space for washing machine, dishwasher, under counter fridge.

### LOUNGE

17'10" x 13'09" (5.44m x 4.19m)

Skimmed ceiling, wall and ceiling mounted lighting, marble feature fireplace, double glazed UPVC windows to front and rear aspect, wooden flooring.

### HALLWAY

13'06" x 2'06" (4.11m x 0.76m)

Skimmed ceiling with hatch for loft access, airing cupboard and carpeted flooring.

obscured glass doors leading to:

### BEDROOM 1

11'07" x 9'05" (3.53m x 2.87m)

Master bedroom consisting of, skimmed ceiling, wall to wall front aspect double glazed UPVC window, radiator, fitted wardrobes and carpeted flooring.

### BEDROOM 2

10'09" x 7'11" (3.28m x 2.41m)

Skimmed ceiling, rear aspect UPVC double glazed window, radiator, carpeted flooring.

### BEDROOM 3

9'06" x 7'02" (2.90m x 2.18m)

This bedroom has a skimmed ceiling, double glazed UPVC window to front aspect, radiator and carpeted flooring.

### BATHROOM

10'06" x 5'0" (3.20m x 1.52m)

This three piece bathroom comprises of a skimmed ceiling, floor to ceiling tiles rear aspect UPVC double glazed obscured window, radiator, bath, toilet, sink and laminate flooring.

### GARAGE

17'01" x 8'02" (5.21m x 2.49m)

Detached garage with electric garage door and separate side access door, has electric and lighting.

### REAR GARDEN

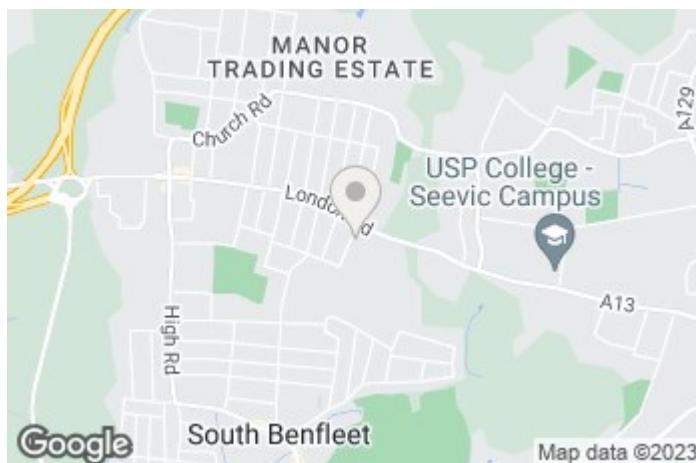
A well maintained garden, with decking area outside the back door leading from the kitchen, heading to a lawn area, the plants at the rear of the garden offer cover from wind and sun.

### FRONT GARDEN

The front of the property consists of the detached garage, a driveway large enough for multiple vehicles, and a well maintained front garden area with a brick wall surrounding it.

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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