

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



Holtynge, Benfleet Guide price £425,000

****GUIDE PRICE 425,000 - 450,000****

This well-presented and extended three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for families, downsizers or those seeking single-level living.

The property has been thoughtfully extended to create generous living space, including a bright and airy reception area. There are three well-proportioned bedrooms, offering flexibility for guest accommodation, a home office or additional reception space if required.

Externally, the home benefits from a driveway providing ample off-street parking.

An excellent opportunity to acquire a spacious bungalow in a desirable location.

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ENTRANCE HALL

14'7 x 2'9 (4.45m x 0.84m)

LOUNGE

23'2 x 11'2 (7.06m x 3.40m)

DINING ROOM

12'4 x 8'3 (3.76m x 2.51m)

KITCHEN

12'3 x 7'9 (3.73m x 2.36m)

BATHROOM

6'10 x 5'3 (2.08m x 1.60m)

MASTER BEDROOM

11'11 x 10'01 (3.63m x 3.07m)

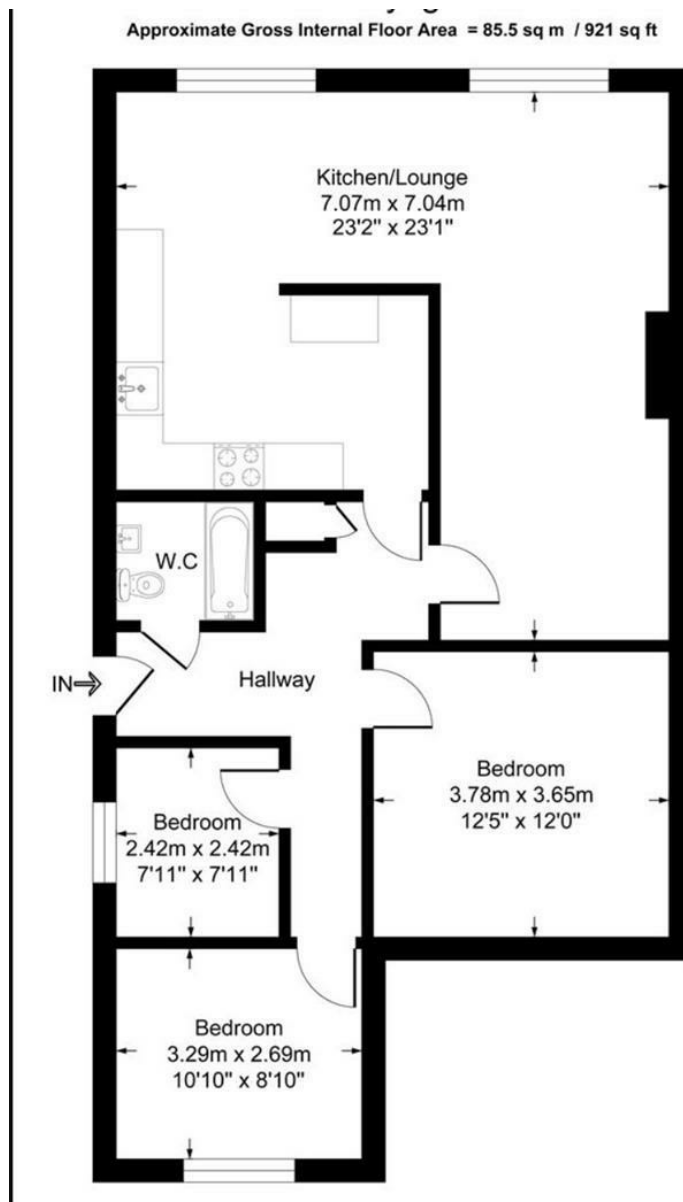
BEDROOM TWO

10'9 x 8'10 (3.28m x 2.69m)

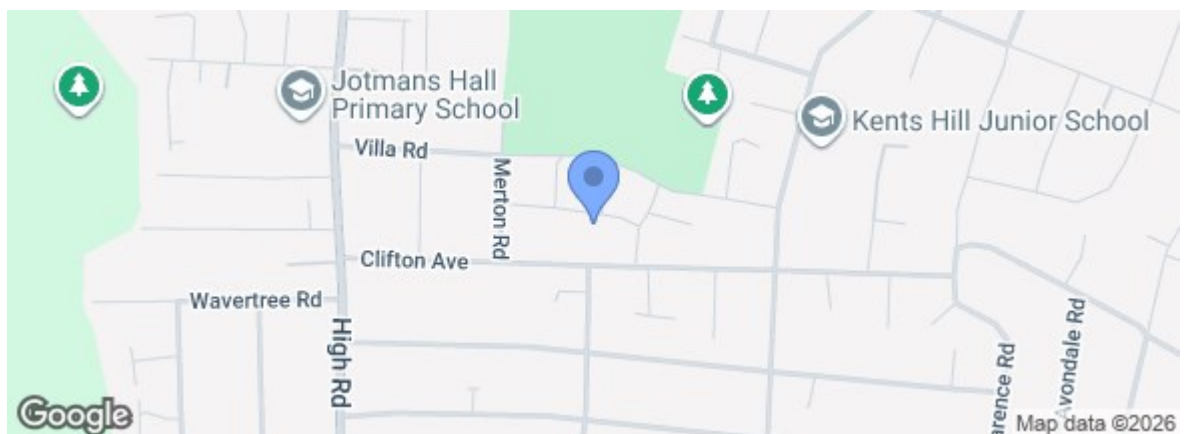
BEDROOM THREE

8 x 7'10 (2.44m x 2.39m)

SOUTH FACING 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 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.