

To arrange a viewing contact us
today on 01268 777400



Kingsmere, Benfleet Guide price £325,000

Guide price £325k-£350k THREE BEDROOM SEMI-DETACHED HOME WITH DETACHED GARAGE. This well presented family home has a lot to offer, from its open plan ground floor layout to the generous sized bedrooms, this could be your perfect property. With modern décor new windows and front door in 2021, the property has been very well looked after and is located in the sought after Thundersley area it has great connections to a range of commuter routes and is close to a multitude of shops, restaurants, leisure centres and much more.

ENTRANCE HALL

Plastered ceiling with inset spotlighting, side aspect composite door with UPVC double glazed obscured side window panels, radiator, half tiles walls and tiled flooring.

Doors leading to:

W/C

Skimmed ceiling, side aspect UPVC double glazed obscured window, floor to ceiling tiled walls and wood effect tiled flooring.

DINING ROOM

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed sliding patio doors, feature fireplace with log burner, radiator and wood effect flooring.

Open plan with:

KITCHEN

Plastered ceiling, inset spotlighting, rear aspect UPVC double glazed window, and wood effect flooring. Kitchen consists of a range of base and eye level units, grey splashback tiling, integrated sink drainer and extraction unit, space for fridge freezer, range oven and washing machine and a kitchen island with additional storage space.

LIVING ROOM

Skimmed ceiling with overhead lighting, front aspect UPVC double glazed window, radiator and wooden flooring.

LANDING

Plastered ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.

Doors leading to:

BEDROOM ONE

Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM TWO

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

BEDROOM THREE

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed window, radiator and carpeted flooring.

BATHROOM

Three piece family bathroom with a bath with shower unit, W/C and hand basin. Plastered ceiling, overhead lighting, extraction fan, rear aspect UPVC double glazed obscured window, heated towel rack, floor to ceiling tiled walls and wood effect flooring.

REAR GARDEN

Section of garden patio, with matching path leading to garage door, remainder laid to lawn. External tap and side gate leading to driveway.

GARAGE

Part wood effect flooring, part concrete flooring, electric and lighting, up and over garage door, side aspect window and side aspect wooden door.

Kingsmere

Approx. Gross Internal Area 107 Sq M (1152.1 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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			



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