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today on 01268 777400*



## Kents Hill Road North, Benfleet £375,000

Offered for sale is this 3 Bedroom extended Bungalow with a 85ft west facing garden, off street parking, double glazed, gas central heating. The property is located with in easy access to local shops and amenities.



### Front Elevation

Driveway with off street parking for 2 vehicles, pathway leading to entrance door,

### Hallway

Smooth ceiling, UPVC door to side, radiator, fitted carpet, doors leading to

### Lounge / Dining Room

22'2 x 10'3 (6.76m x 3.12m)

Textured ceiling, feature fireplace with wooden surround radiator, space for table and chairs, fitted carpet to remain, double glazed window to rear, door leading to kitchen

### Kitchen

12'1 x 7'10 (3.68m x 2.39m)

Textured ceiling, double glazed window to side, double glazed door to side, range of wall base units with complimentary worktops over, space for cooker, washing machine and fridge freezer. vinyl flooring.



### Bathroom

Textured ceiling, obscured double glazed window to side, three piece bathroom suite comprising of a white panelled bath, pedestal hand wash basin, low level w/c, radiator, tiling to walls, tiled floor, storage cupboard.



### Bedroom 1 / Additional Reception Room

17'3 x 12 (5.26m x 3.66m)

Textured ceiling, double glazed bay window to front, radiator, fitted natural carpet to remain,



### Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)

Textured ceiling, double glazed window to front radiator

### Bedroom 3

9'9 x 7'10 (2.97m x 2.39m)

Textured ceiling, double glazed window to rear, radiator.,

### Rear Garden

85ft (25.91mft)

85ft West facing rear garden commencing with a concrete patio area, the remainder is laid to lawn with fully fenced borders, wooden shed to remain.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <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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