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today on 01268 777400**



Fleet Road, South Benfleet, Benfleet, Essex, Offers in excess of £275,000

Modern two-bedroom semi-detached bungalow situated in a highly desirable part of South Benfleet.

The property is conveniently located within easy walking distance of High Road amenities and Richmond Park, and just over half a mile from Benfleet railway station, providing direct rail links into London.

Internally, the bungalow offers two well-proportioned bedrooms, a modern kitchen and a spacious lounge.

Externally, the property benefits from a west-facing rear garden, detached single garage and off-street parking for numerous vehicles.

ENTRANCE HALL**LOUNGE**

16' x 11' 4" (4.88m x 3.35m 1.22m)

KITCHEN

9' 10" x 9' 7" (2.74m 3.05m x 2.74m 2.13m)

MASTER BEDROOM

13' 8" x 10' (3.96m 2.44m x 3.05m)

BEDROOM TWO

12' 7" x 9' 6" (3.66m 2.13m x 2.74m 1.83m)

BATHROOM

9' 4" x 6' 4" (2.74m 1.22m x 1.83m 1.22m)

WEST FACING GARDEN

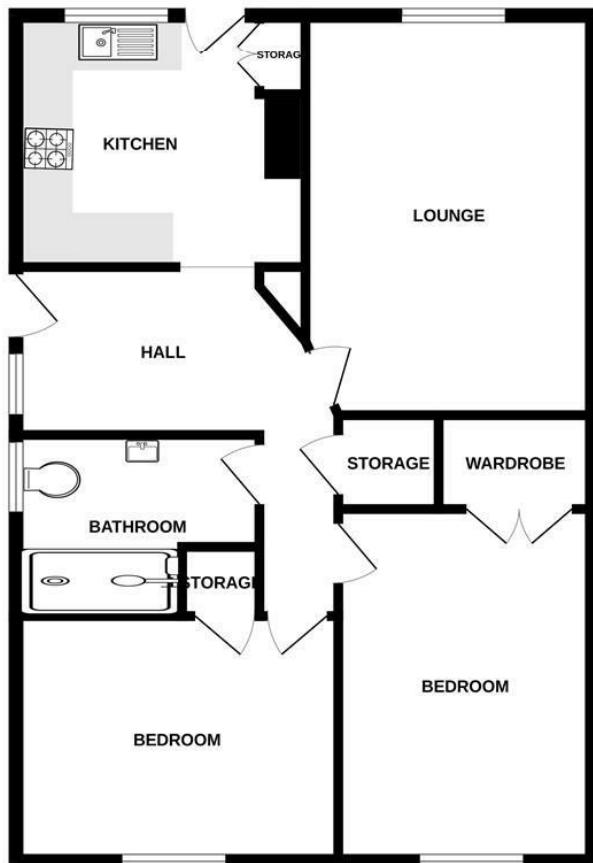
35' (10.67m)

GARAGE

15' 9" x 8' 10" (4.57m 2.74m x 2.44m 3.05m)

DRIVEWAY

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.

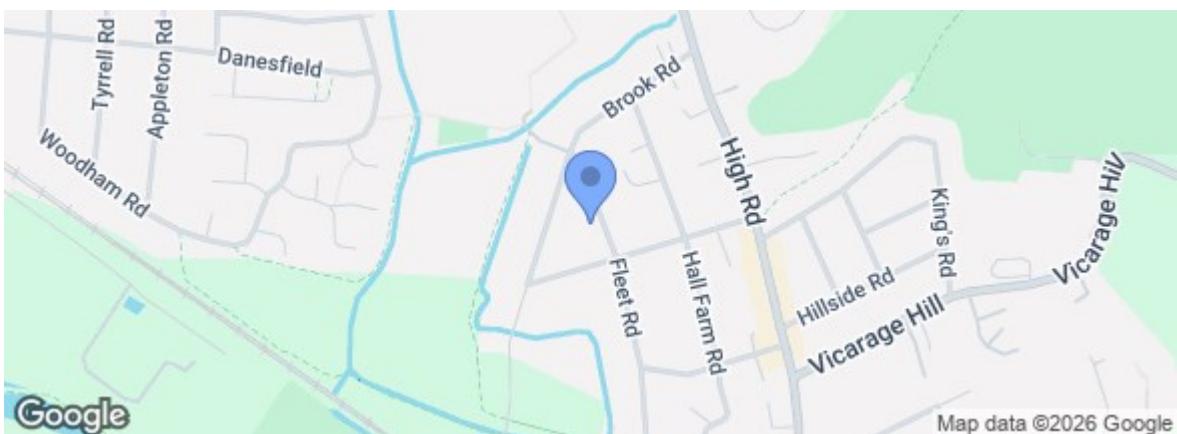


TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

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 fixtures and fittings 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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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