

**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

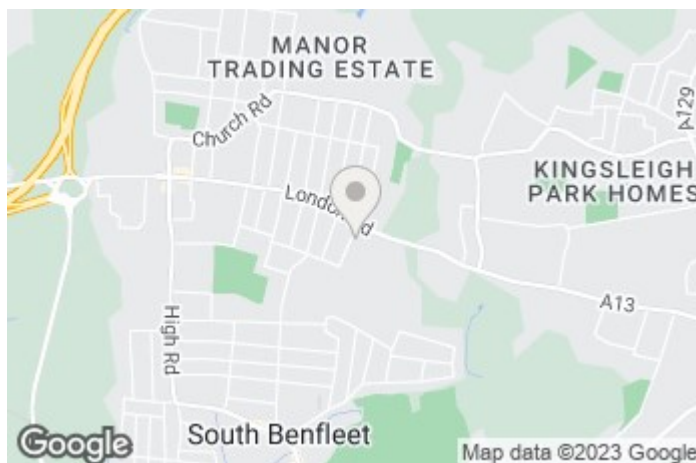
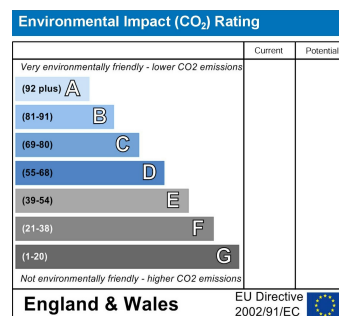
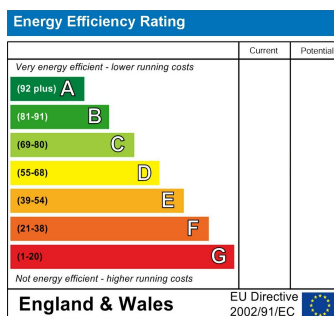
17'01" x 8'02" (5.21m x 2.49m)
Detached garage with electric garage door and separate side access door, has electric and lighting.

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.



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