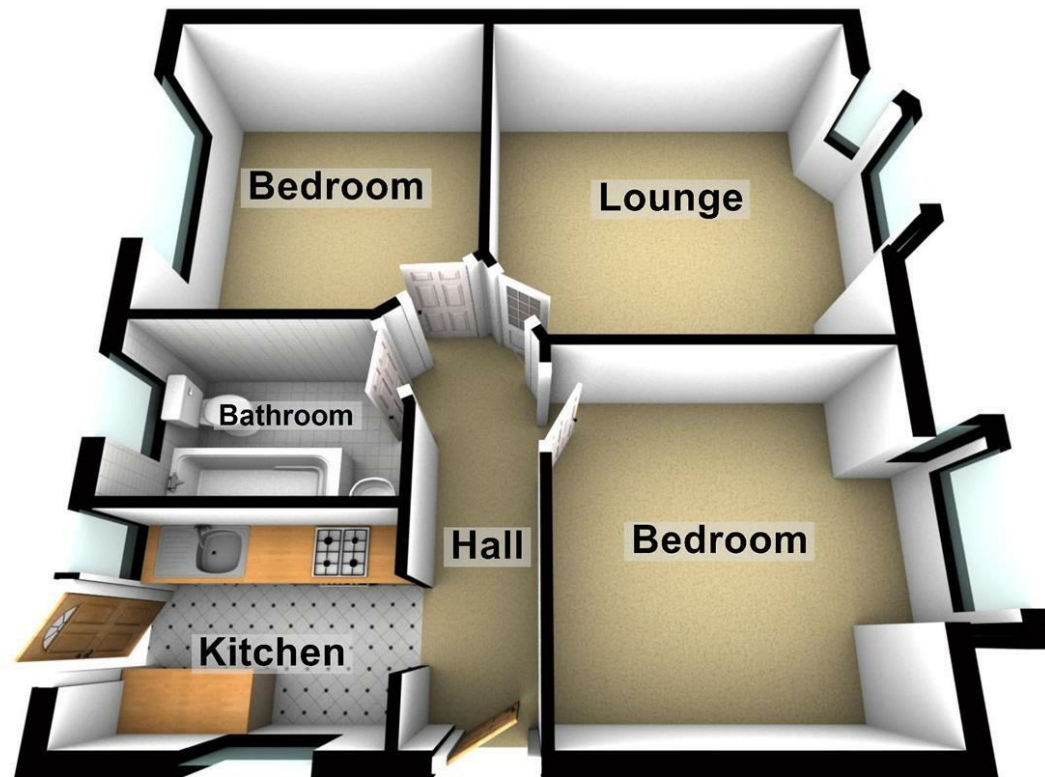
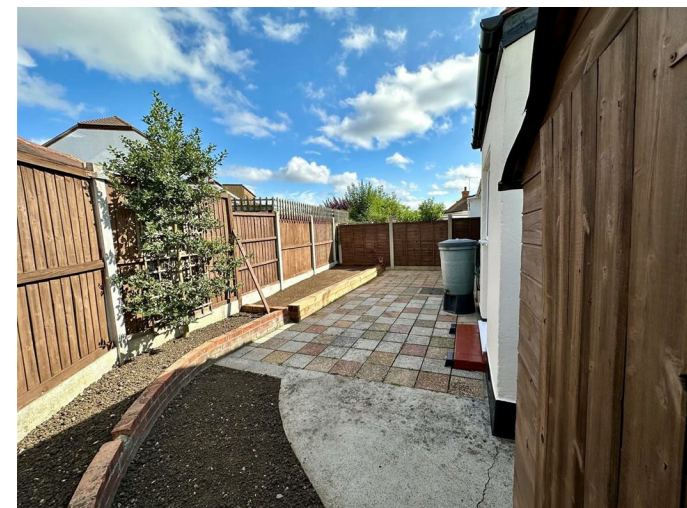


Ground Floor



**35 Brook Road
Benfleet, SS7 5JG
£285,000**

- Minutes Walk To Station & Parklands
- 2 Bedrooms
- Modern Kitchen/Breakfast Room
- Gas Central Heating & UPVC Double Glazing
- Spacious Lounge
- Easy Access To Benfleet High Road
- Much Scope & Potential
- Off Road Parking
- Front & Rear Gardens
- No Onward Chain

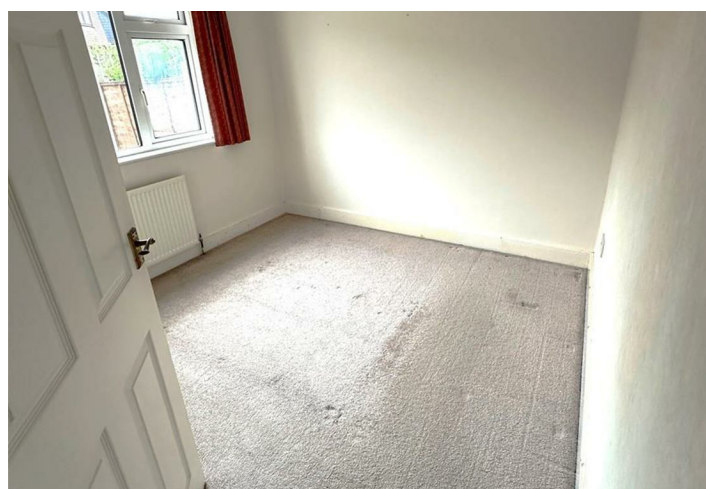
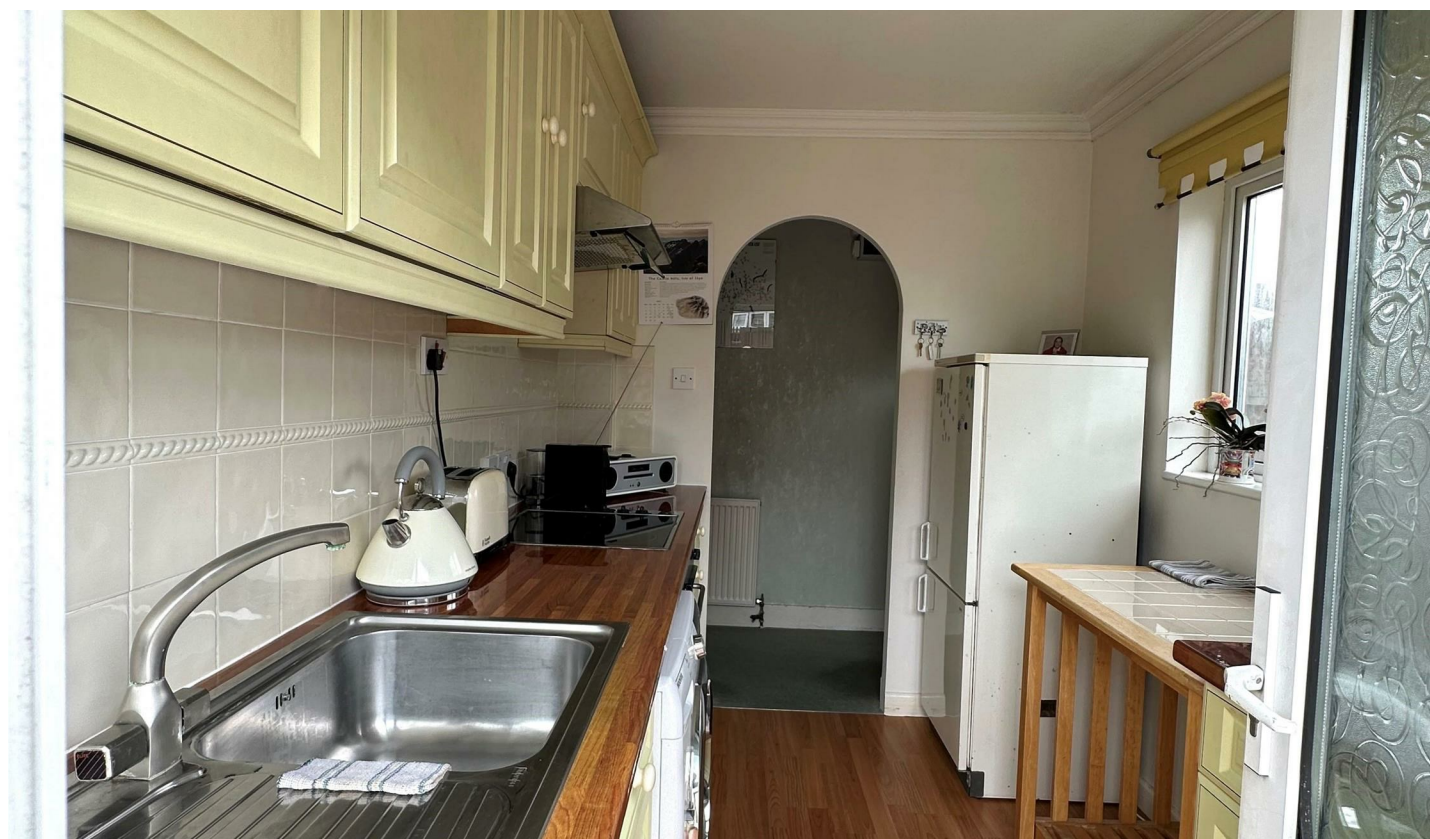
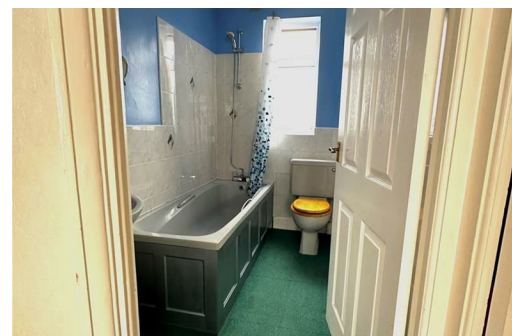
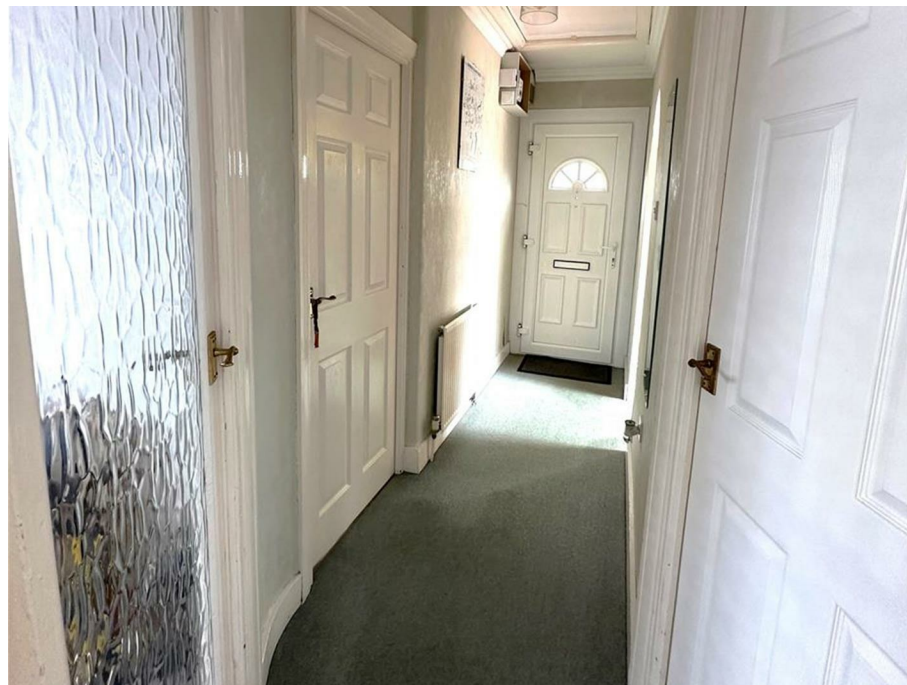


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

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	



**** 2 BEDROOM BUNGALOW WITHIN WALKING DISTANCE TO STATION ****

We are pleased to offer for sale this 2 bedroom semi detached bungalow being within a popular location close to Benfleet High Road therefore close to local shops, parklands and within an easy walk to station, The property offers 2 bedrooms, modern kitchen, bathroom & a spacious lounge, outside there are front & rear gardens and off road parking, The property is being offered with no onward chain

ACCOMMOEDATION

RECEPTION HALL

UPVC double glazed door to, access to loft space, radiator, power points,

LOUNGE 14'1 x 12'1 (4.29m x 3.68m)

UPVC double glazed bay window to front, feature light oak fireplaced with raised hearth and mantel, coving, radiator, power points,

KITCHEN 9'5 x 7'3 (2.87m x 2.21m)

UPVC double glazed window to side with further window & door to rear, fitted with a modern range of eye level & base level units, rolled edge worktops, stainless steel sink/drain, ceramic hob, fitted oven, tiled splash backs, wall mounted boiler, power points, laminate flooring,

BEDROOM 1 13' x 10'2 (3.96m x 3.10m)

UPVC double glazed bay window to front, radiator, coving, power points,

BEDROOM 2 10' x 9' (3.05m x 2.74m)

UPVC double glazed window to rear, coving, radiator, power points,

BATHROOM

UPVC double glazed window to rear, suite comprising low level wc, pedestal wash hand basin, panelled bath with shower/mixer taps, tiled walls, coving, radiator,

OUTSIDE

REAR GARDEN

Mainly paved providing an easy maintenance garden with raised planters, tap, shed, access to side,

FRONT GARDEN

Retaining front boundary wall, remainder laid to lawn

OFF ROAD PARKING

Side drive provides off road parking