



Located in the serene area of Linnet Drive, Benfleet, this delightful semi-detached chalet offers a perfect blend of comfort and style. With three to four well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts one to two inviting reception rooms, providing ample space for relaxation and entertaining guests. The generous kitchen breakfast room is a highlight, perfect for enjoying family meals or casual dining. The two bathrooms, one on each floor, ensure convenience for all residents, making morning routines a breeze. Outside, the large, sunny wrap-around garden is a true oasis, featuring a log cabin, summerhouse, and garden shed, offering endless possibilities for outdoor enjoyment and storage. Whether you wish to host summer barbecues or simply unwind in the fresh air, this garden is sure to impress. Parking is a significant advantage here, with space for three to four vehicles on the driveway, complemented by a garage for additional storage or vehicle protection. The property also enjoys lovely views over Richmond Playing Fields, enhancing the tranquil atmosphere. Furthermore, it is conveniently located within walking distance to Benfleet High Road and the station, making commuting and local amenities easily accessible. This charming home on Linnet Drive is a wonderful opportunity for those seeking a spacious and versatile property in a desirable location. Don't miss the chance to make it your own.

- Semi-detached home with a large wrap around garden
- One to two reception rooms
- Stunning rear garden with one garden shed, log cabin, summerhouse and a chicken coop
- Excellent location on the doorstep to Richmond Park Playing Fields
- Excellent school catchments including The Appleton School
- Three to four bedrooms
- Ample parking on driveway for three to four vehicles and a garage
- Further potential to extend first floor area with larger dormer S.T.P
- Walking distance to Benfleet Station and High Road amenities
- Quiet cul-de-sac location

## Linnet Drive

Benfleet

**£425,000**





# Linnet Drive



## Frontage

Driveway which creates parking for three to four vehicles, attractive front garden area, side access to the rear garden area, access to the garage, access to:

## Entrance Hallway

12'5" x 5'6"

UPVC entrance door to the front, Amtico flooring, carpeted stairs rising to the first floor, two pendant lights.

## Kitchen

18'8" x 7'11"

Understairs storage cupboard, space for a fridge freezer with a coffee station, fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, breakfast bar area, space for a freezer, space for a washing machine, space for a dishwasher, space for a cooker, stainless steel sink and drainer, tiles splashback, lino flooring, radiator, cupboard housing utility meters and wall mounted boiler, UPVC double glazed door to the rear leading out to the garden, double glazed window to the rear overlooking the garden.

## Lounge

15'0" x 15'1"

Coved ceiling, double glazed bay windows to the front, radiator, feature electric fire, Amtico flooring.

## Dining Room/Bedroom Four

13'2" x 11'0"

Coved ceiling with a pendant light, double glazed patio doors to the rear opening onto the garden, radiator, Amtico flooring.

## Downstairs Shower Room

5'9" x 4'10"

Obscured double glazed window to the front, shower cubicle with an electric shower, low-level WC, wall hung wash basin, radiator, Amtico flooring.

## Bedroom Three

12'9" x 6'7"

UPVC double glazed window to rear aspect, coved ceiling radiator, carpet to floor.

## First Floor Landing

7'6" x 2'9"

Loft hatch, carpet, doors to:

## Bedroom One

12'11" x 12'5"

UPVC double glazed window to front, floor to ceiling fitted wardrobes, radiator, carpet, eaves storage.

## Bedroom Two

12'5" x 10'10"

UPVC double glazed window to rear overlooking the garden, pendant light, radiator, original wooden floorboards.

## Three-Piece Bathroom

9'3" x 4'6"

Obscured double glazed window to side, low-level WC, paneled bath, vanity unit wash basin, part tiled walls, radiator, lino flooring.

## Large Wrap Around Rear Garden

Commences with a patio area with the remainder laid to lawn, attractive flower and shrub boundaries, useful open garden storage area, garden shed with power, log cabin (2.99m x 2.42m; power, lighting, log burning stove, glazed windows to side and front with wooden French doors to the front opening out onto the garden), summerhouse on a raised decking area (3.52m x 3.00m; power light, windows to side and front, wooden French doors to the front leading out to the garden), fenced chicken coop area, outside lighting, outside tap, side access through the courtyard entrance back to the front driveway.

## Garage

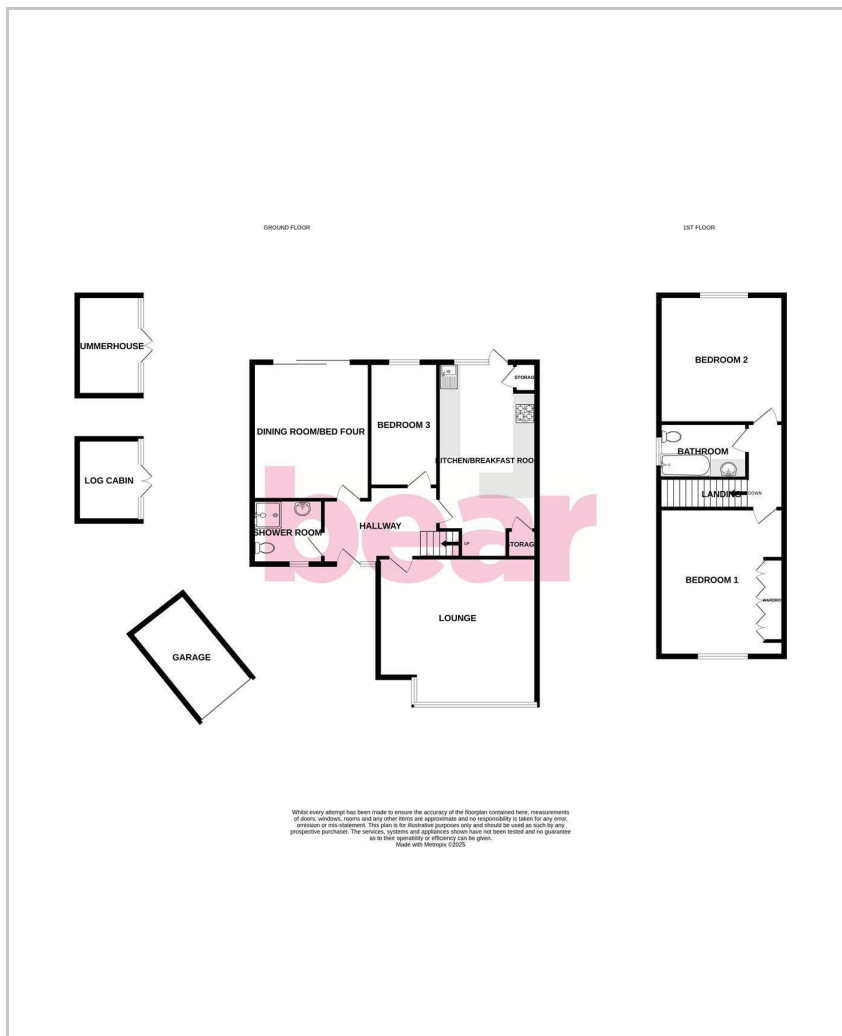
Up and over door to front, power and light.



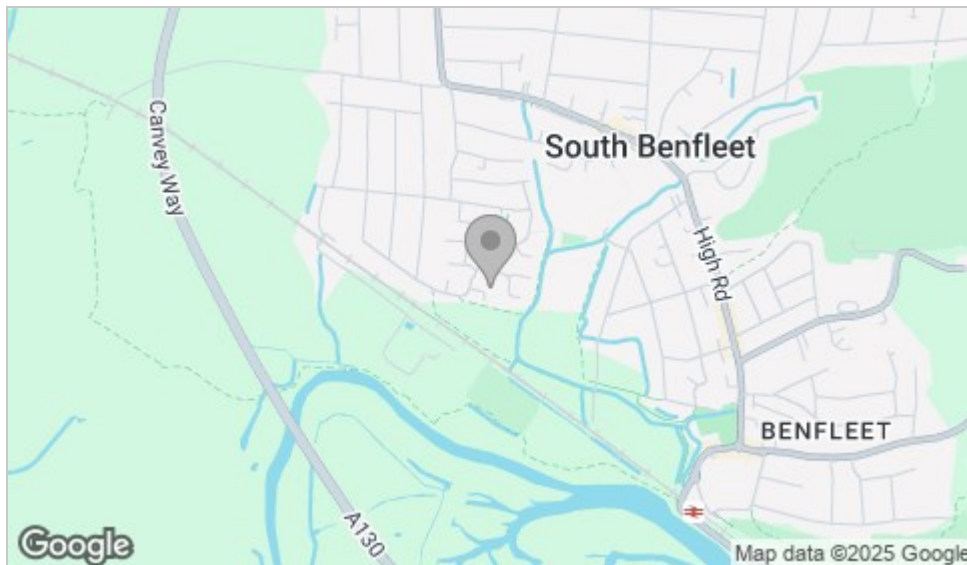




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

