# bear
*Estate Agents*



* £350,000- £375,000 * REAR EXTENSION * LARGE GARDEN * PARKING AND GARAGE FOR POSSIBLE CONVERSION * DETACHED WITH HUGE POTENTIAL * This spacious three bedroom home is situated on a quiet road, nearby the amenities and bus links of Tarpots and offers; parking for two and an attached garage with potential to convert to more living space, a fitted kitchen and an extended lounge-diner to the rear, which overlooks the generously sized garden. While the upstairs has three great-sized bedrooms with storage and a family bathroom. The location also offers a short drive to Benfleet Station for London commuters as well as a great school catchment area, with both Robert Drake and The Appleton School available. This detached property showcases a huge amount of potential for the next owners to make their family home - viewings are available now!

- Extended fully detached property
- Rear extension and a generous rear garden
- Close proximity to Tarpots local amenities and bus links
- Short drive to Benfleet Train Station and easy access to the A127 and A13
- Potential to convert garage
- Ample parking and attached garage
- Three double bedrooms with ample built-in wardrobe space
- Highly regarded schools within the area such as Robert Drake and Appleton
- Exciting potential for renovation
- No onward chain

# Linden Road

**Benfleet**

## £350,000
Price Guide

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# Linden Road









### Frontage
Paved driveway which creates parking for two to three vehicles, access to the garage, side access to the rear garden, access to:

### Hallway
14'0" x 7'5"

Carpeted staircase rising to the first floor, UPVC obscured double glazed entrance door to the front with an adjacent double glazed window, double radiator, carpet.

### Kitchen
11'1" x 10'4"

UPVC obscured double-glazed door to the side with an adjacent double glazed window, wall-mounted 'Ideal' boiler, wooden kitchen comprising of: wall and base level units with a roll edge laminate worktop, stainless steel sink with drainer and chrome mixer tap, appliances such as; washing machine, tumble dryer and a fridge/freezer, space for a cooker with an extractor fan above, breakfast bar area, radiator, tiled splashback, lino flooring.

### Lounge-Diner
23'10" maximum x 16'8"

Feature fireplace with a brick surround and a tiled hearth, coved ceiling, double glazed patio doors to the rear leading out to the garden, double glazed window to the side, radiator, carpet, feature wood paneled wall.

### First Floor Landing
Loft hatch, carpet, doors to all rooms.

### Master Bedroom
16'8" > 13'5" x 8'10"

Double glazed windows to the front, radiator, carpet, overstairs storage cupboard.

### Bedroom Two
11'4" x 9'6" > 6'9"

Double glazed windows to the rear overlooking the garden, radiator, carpet.

### Bedroom Three
9'10" x 8'3"

Double glazed window to the rear overlooking the garden, radiator, carpet.

### Family Bathroom
10'7" maximum x 5'5"

Obscured double glazed window to the side, shower cubicle with an electric shower, pedestal wash basin, low-level w/c, large airing cupboard, partially tiled walls, radiator, carpet.

### Rear Garden
Mainly laid to lawn with established tree and shrubbery borders, outside tap, side access to the front driveway.
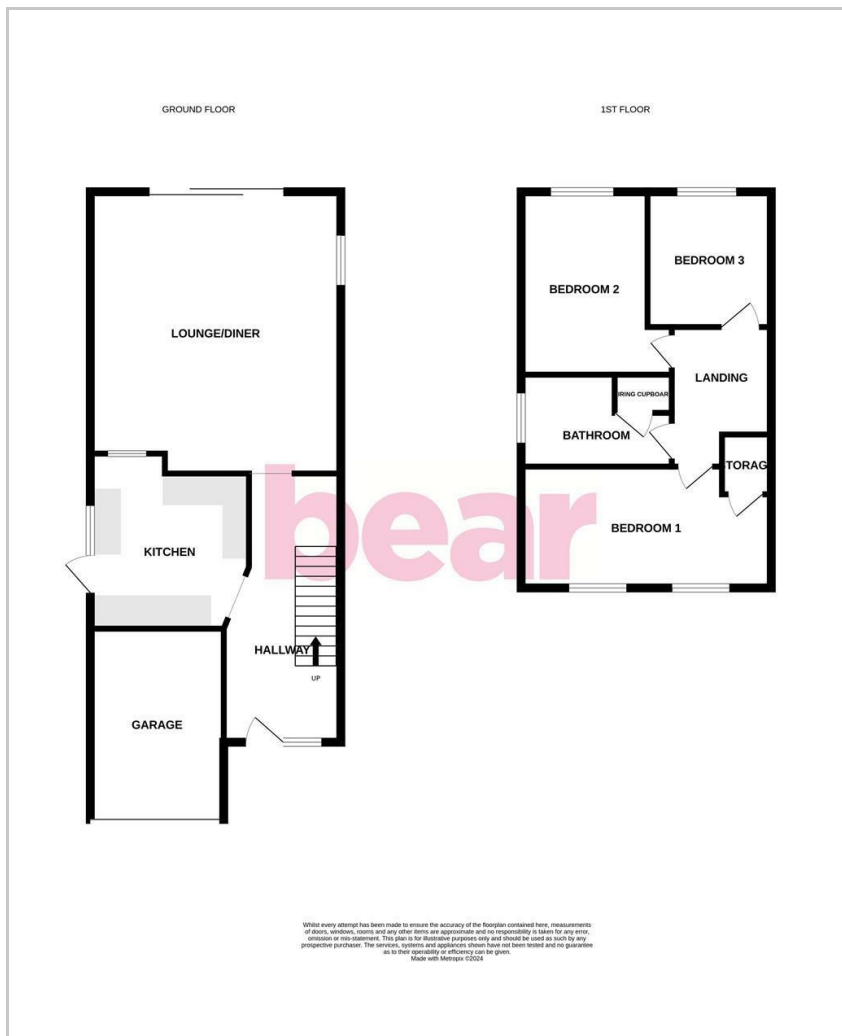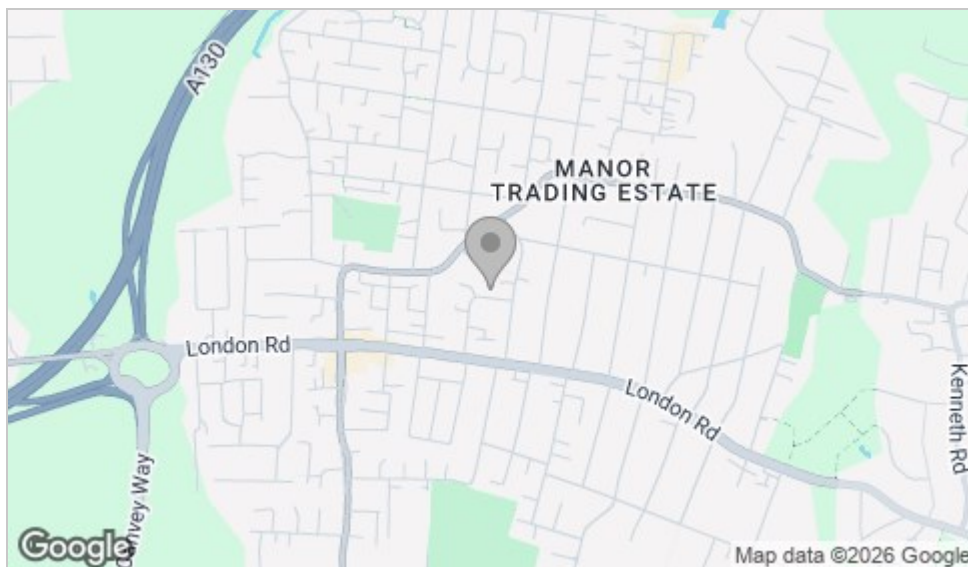
### Garage
15'8" x 9'4"

Power and lighting with a concrete base (ideal for extending for bedroom four).

# Floor Plan

GROUND FLOOR

1ST FLOOR

LOUNGE/DINER

BEDROOM 2

BEDROOM 3

LANDING

RING CUPBOAR

KITCHEN

BATHROOM

TORAG

BEDROOM 1

HALLWAY

UP

GARAGE

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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# 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.

# Energy Efficiency Graph

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales | EU Directive 2002/91/EC

**Environmental Impact (CO2) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

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

Office: 01702 887 496  los@bearestateagents.co.uk  http://www.bearestateagents.co.uk/