

stuart
thomas



- LARGE SOUTH FACING GARDEN
- AMPLE OFF STREET PARKING
- TWO GOOD SIZE RECEPTION ROOMS
- CONVENIENT LOCATION

214 London Road, Benfleet, Essex, SS7 5SJ

Guide Price £300,000

GUIDE PRICE £300,000 - £310,000* Are you looking to put your own stamp on a property!? It has approx. 80ft south facing garden! A good size lounge and separate dining room! SO MUCH POTENTIAL. Located in convenient location for A13 and A127 and within walking distance of Tarpots shopping facility. Must be seen!



Property Description

GENERAL

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PORCH

Porch area with stained glass window the side.

HALL

Hallway carpeted with radiator. Under stair storage.

LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) Great sized room with a bay window the front. Carpeted.

DINING ROOM

13' 02" x 10' 08" (4.01m x 3.25m) Another good size room downstairs. Carpeted. With patio door leading to the lean too/garden. Windows to the rear.



KITCHEN

Kitchen with a patio door and window the rear. Radiator. Space for appliances.

BEDROOM ONE

15' 02" x 10' 11" (4.62m x 3.33m) Such a good size bedroom with a bay window the front.

BEDROOM TWO

12' 11" x 8' 08" (3.94m x 2.64m) Another good size room!



Window to the rear.

BEDROOM THREE

5' 07" x 6' 06" (1.7m x 1.98m) Bedroom with window to the front.

BATHROOM

Tiled to all visible walls. Bath and sink. Radiator. Window to the rear.

WC

Separate WC. Small window to the rear.

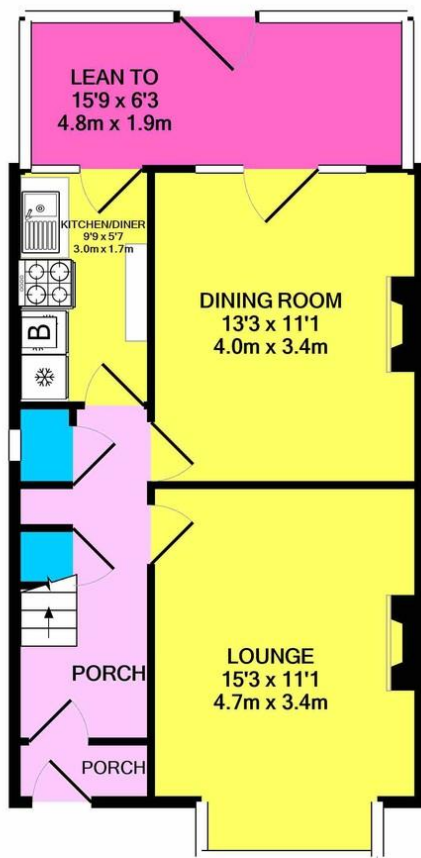


REAR GARDEN

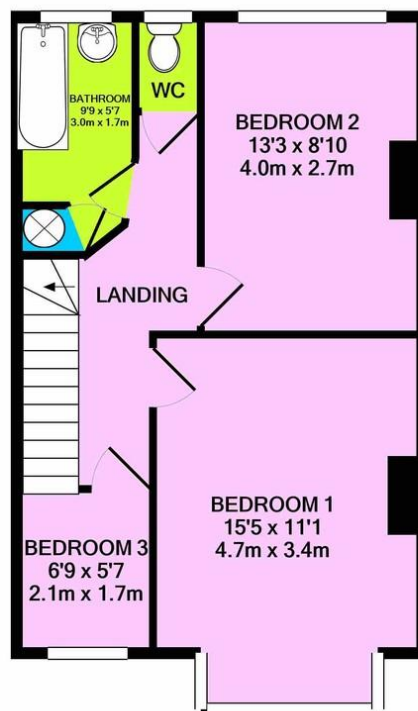
Fantastic rear garden! Approx. 80ft (unmeasured) south facing garden! Lawned area with well stocked mature borders. Patio area from lean to.

FRONT - OFF STREET PARKING

Off street parking for several cars. Side access via a gate to the garden. There is also a 'lean to' to the side of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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