



STUART THOMAS
ESTATES



- POPULAR LOCATION
- EXTENDED TO THE REAR
- LOUNGE WITH FEATURE FIREPLACE
- GLOSS KITCHEN WITH GRANITE WORK SURFACES

12 Northern Avenue, Benfleet, Essex, SS7 5SN

Guide Price £330,000

This IMMACULATE EXTENDED semi detached bungalow is located in a popular turning close to the Tarpots shops. The Lounge is at the front with FEATURE FIREPLACE, GLOSS KITCHEN with GRANITE WORK SURFACES. SUPERB SHOWER ROOM, DINING ROOM with french doors to the garden. Large second bedroom, off street parking and EASILY MAINTAINED REAR GARDEN.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed insets leads to the entrance hall. Dado rail. Wood effect flooring. Radiator. Access to the loft which the vendor informs us is boarded and houses the combi gas fired central heating boiler. Coving.

LOUNGE

13' 4" x 11' 11" (4.06m x 3.63m) This attractive room has a double glazed lead light bay window to the front aspect with a curved radiator below. Dado rail. Coving. Feature fireplace with painted tiles and a coal effect gas fire. 3 wall light points. Radiator.

DINING ROOM

11' 8" x 8' 11" (3.56m x 2.72m) Double glazed french doors lead to the rear garden. Dado rail. Tiled floor. Radiator, coving.

KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m) Superbly fitted with a range of gloss units at eye and base level with ample granite work surfaces over. Inset one and a half bowl sink unit with a mixer tap over. Integrated slimline dishwasher. Integrated fridge and freezer. 5 ring gas hob. Built in double oven. Double glazed window to the side. Tiled floor.

UTILITY ROOM

6' 7" x 3' 6" (2.01m x 1.07m) Double glazed window to the side. Space and plumbing for a washing machine. Tiled floor. Half tiled to all visible walls.

BEDROOM ONE

11' 11" x 10' (3.63m x 3.05m) Lead light double glazed window to the front. Radiator. Coving.





BEDROOM TWO

22' 7" x 7' 11 widening to 10'2"" (6.88m x 2.41m) Double glazed window to the rear. Dado rail. Coving. Radiator.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc with a concealed cistern, vanity wash hand basin with a mixer tap and cupboards under. Built in drawers for storage. Walk in shower. Heated towel rail. Obscure double glazed window to the rear. Tiled floor. Fully tiled to all visible walls. Inset ceiling spotlights.

OFF STREET PARKING

Being block paved to the front of the property.

REAR GARDEN

This easily maintained rear garden is mainly paved with artificial lawn and flower borders. Screen fencing. Two sheds. Side access to the front.





%epcGraph_c_1_334%

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.