

stuart
thomas



- EXTENDED BUNGALOW
- THREE GOOD SIZE BEDROOMS
- SUPERBLY FITTED KITCHEN
- LARGE BATHROOM WITH SHOWER AND BATH

52 Tyrrell Road, Benfleet, Essex, SS7 5DQ

Guide Price £435,000

This superb BUNGALOW in this POPULAR LOCATION with the added benefit of a WEST BACKING rear garden. With 3 GOOD SIZE BEDROOMS, LARGE LOUNGE DINER, Superbly FITTED KITCHEN, SPACIOUS BATHROOM with a SHOWER and a BATH. Detached garage and ample parking.



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed insert leads to the entrance hall. Wood effect flooring. Radiator.

LOUNGE/DINER

18' 8" x 15' 10" narrowing to 11' 7" maz L shaped" (5.69m x 4.83m) This good size room has double glazed French doors leading to the rear garden. Double glazed window to the side. Two double radiators. Coving. Access to the loft. Wood effect flooring.

KITCHEN

9' 10" x 9' 7" (3m x 2.92m) Superbly fitted with a range of units at eye and base level with a stone effect work surface. One and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine, dishwasher and fridge freezer. AEG 4 ring gas hob with an extractor cooker hood over. Built under oven. Stone floor. Stable door to the rear garden. Double glazed window to the rear. Cupboard housing the gas fired central heating boiler. Inset ceiling spotlights.

BEDROOM ONE

11' 3" x 11' 0" (3.43m x 3.35m) Double glazed bay window to the front. Radiator. Coving.

BEDROOM TWO

11' 2" x 10' 2" in to the bay" (3.4m x 3.1m) Double glazed bay window to the front. Coving. Wood flooring.

BEDROOM THREE

10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to the rear. Double radiator.





BATHROOM

This larger than average bathroom has a 4 piece white suite comprising a low level wc pedestal wash hand basin panelled bath with a mixer tap and shower attachment and a corner shower. Double glazed obscure window to the side. Coving. Tiled floor and some wall tiling.

GARAGE

Detached with an up and over door, personal door leads to the rear garden.

REAR GARDEN

This WEST FACING rear garden is laid to lawn with a large decked area. Laid to lawn. Concrete patio. Outside water supply.



Ground Floor



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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