



- A SHORT WALK TO BENFLEET TRAIN STATION
- THREE DOUBLE BEDROOMS
- GOOD SIZE GARDEN
- WALKING DISTANCE TO LOCAL SHOPS

## 71 High Road, Benfleet, Essex , SS7 5LH

£400,000

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£425,000

(Guide

Price)

This charming Semi detached chalet is in the ideal location with all that you and your family need on your doorstep, the High Road is just a short walk away with local shops, bars, restaurants and the station with access to London Fenchurch Street perfect for those needing to commute.

Guide Price £400,000





## Property Description

### HALL

Double glazed entrance door and an adjacent window.

### HALLWAY

A spacious hall area, perfect for working remotely. Double glazed window to front. Radiator.

### LOUNGE

Good size lounge with double glazed French doors and windows to rear garden. Carpet. Radiator.

### KITCHEN

Newly fitted white gloss, soft close kitchen units at eye and base level with ample work surfaces over. White splash back tiles. Black granite single drainer sink unit with a mixer tap over. Grey tiled flooring. Double glazed window and door to conservatory.

### CONSERVATORY/UTILITY

The conservatory offers extra room and space for washing machine and dishwasher. Tiled floor. Double glazed door leading to garden.



### BEDROOM ONE

This good size bedroom has a double glazed window to front. Carpet.

### WET ROOM

Ground floor wet room with wall mounted electric shower. Part tiled walls. Low level wc and pedestal wash basin.

### LANDING





Double glazed window to side. Grey wood effect laminate flooring.

#### BEDROOM TWO

Double glazed window to front. Grey wood effect laminate flooring. Radiator.

#### BEDROOM THREE

Double glazed window to rear. Grey wood effect laminate flooring. Radiator. Built in storage cupboard and housing concealed boiler.



#### SHOWER ROOM

First floor shower room with electric shower, low level wc, wood effect laminate flooring. Double glazed obscure window to side. Wall mounted shelf.

#### GARDEN

A low maintenance garden with a range of well stocked flower, shrubs and trees, concrete pathway leads through a covered Veranda to the rear of the garden. Shed.

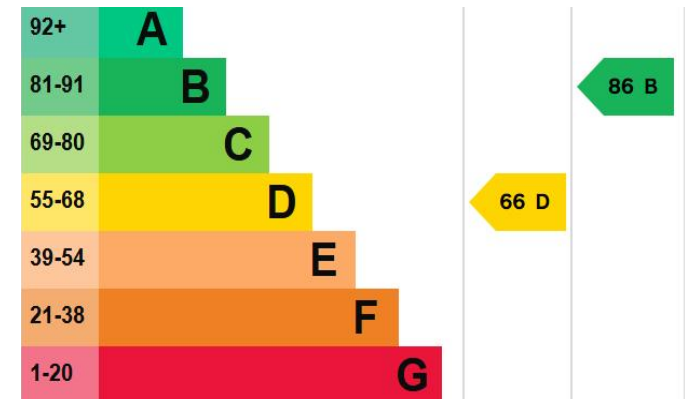
#### AGENTS NOTE

Tenure Freehold  
Castle Point Borough Council  
Council Tax Band C

Approx Gross Internal Area  
93 sq m / 999 sq ft



First Floor



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SS7 1QT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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