



STUART THOMAS  
ESTATES



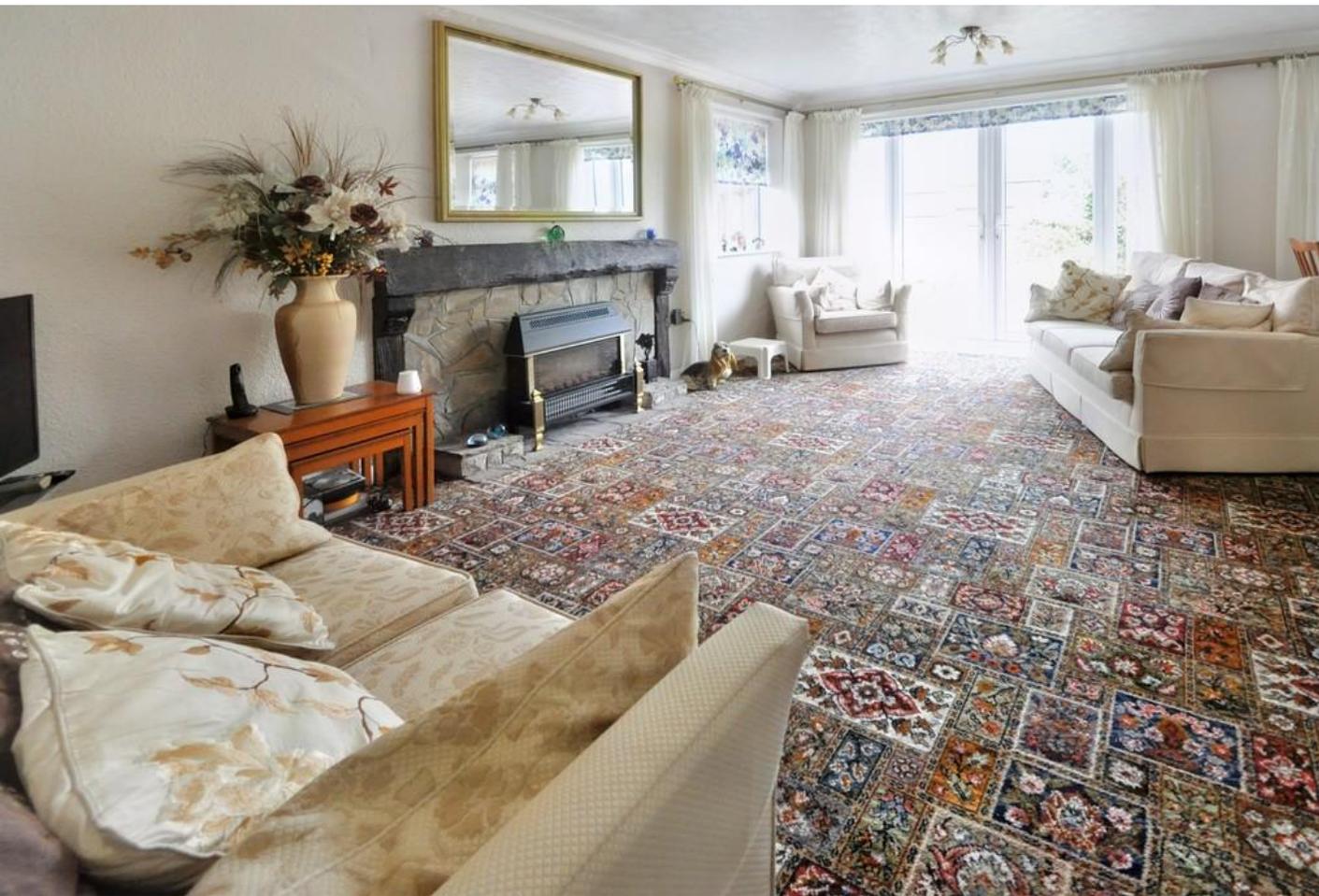
- NO ONWARD CHAIN
- WALKING DISTANCE LOCAL SHOPS
- LARGE L SHAPED LOUNGE/DINER
- FITTED KITCHEN

14 Borrowdale Road, Benfleet, Essex , SS7 3HD

Guide Price £425,000

GUIDE PRICE £425,000 to £450,000 WALK TO THE SHOPS from this DETACHED BUNGALOW which is offered for sale with NO ONWARD CHAIN. The accommodation is flexible and can be used at either THREE BEDROOMS or the third bedroom can be used as a study/dining room.

Easily managed garden and a garage too!



## Property Description

### IMPRESSIVE ENTRANCE HALL

A composite entrance door leads to the spacious entrance hall with adjacent obscure double glazed windows. Keypad for alarm. Coving. Access to the loft. Radiator. Thermostat for the central heating.

### LOUNGE/DINER

18' 0" x 16' 8" (5.5m x 5.1 max L shaped m) This good size room is L shaped and has wide double glazed french doors and adjacent windows leading to the rear garden. Double glazed windows to the side and rear. Feature stone fireplace with a wooden mantle. Coving. Two radiators.

### KITCHEN

10' 9" x 5' 10" (3.3m x 1.8m) Well fitted with a range of units at eye and a base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Integrated fridge. Built in Hotpoint oven. 5 ring gas hob with a concealed extractor cooker hood over. Double glazed door and window to the side. Pelmet with inset spotlights over the sink. Tiled floor.

### BEDROOM ONE

13' 9" x 9' 2" (4.2 narrowing to 3.4m x 2.8m) Double glazed window to the front. Coving. A range of built in wardrobes. Radiator with a cover.

### BEDROOM TWO

11' 1" x 8' 2" (3.4 narrowing to 3.2m x 2.5m) Double glazed window to the front. Radiator with a cover. Built in wardrobes and display shelving.

### BEDROOM THREE/STUDY/DINING ROOM

8' 6" x 8' 2" (2.6m x 2.5m) Double glazed window to the side.





Radiator. Coving.

#### BATHROOM

Fully tiled to all visible walls and floor. 3 piece white suite comprises a low level wc pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. Independent shower and shower screen. Obscure double glazed window to the side. Inset ceiling spotlights. Extractor fan. Heated towel rail.

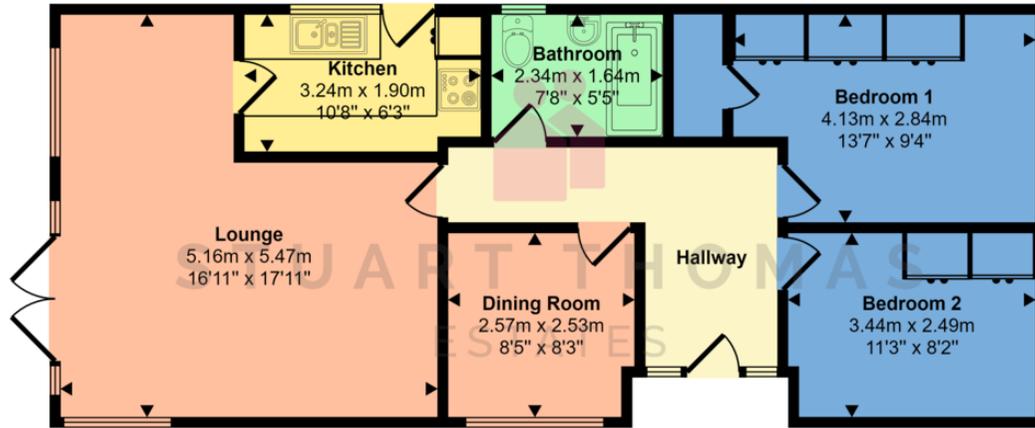
#### GARAGE

17' 4" x 9' 2" (5.3m x 2.8m) Detached at the bottom of the garden with an up and over door. Personal door leads to the rear garden. Light and power. Parking for a further vehicle in front of the garage.

#### REAR GARDEN

This easily managed rear garden is laid to lawn with a paved patio. Established shrubs. External water supply and power. Side access to the front.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		