



Brown & Brand



Peregrine Drive
Benfleet, SS7 5EJ

- Three Bedroom End Of Terraced House
- No Onward Chain
- Jotmans Estate Location
- West Backing Rear Garden

£345,000





Property Description

Brown & Brand are delighted to present this well-maintained three-bedroom end-of-terrace house, perfectly located in the tranquil area of South Benfleet. Nestled within the sought-after Jotmans estate, this property offers a peaceful retreat with easy access to local amenities and excellent transport links.

Conveniently situated within walking distance of Benfleet Station, commuting is a breeze for city professionals. Enjoy the proximity to High Road shopping facilities, where a variety of shops and dining options await. For leisure, Richmond Park is just a short stroll away, providing an ideal spot for outdoor activities and relaxation.

Families will appreciate the property's inclusion in the catchment area for the OFSTED-rated outstanding Appleton School, making it an excellent choice for those seeking top-tier education for their children.

The property boasts a stunning 55' west-facing rear garden, providing an expansive outdoor area perfect for gardening and hosting summer barbecues. The garden ensures it benefits from plenty of afternoon and evening sunshine, creating an ideal space for leisure and play.



ACCOMMODATION COMPRISES:

Entrance via obscure UPVC double glazed lead light front door leading through to:

LOUNGE

17' 5" x 14' 8" (5.31 m x 4.47m) UPVC double glazed bay window to front with bespoke fitted blinds to remain with UPVC double glazed window to side aspect. Smooth plastered ceiling. Radiator. Carpeted stairs to first floor accommodation. Door leading through to:

KITCHEN/BREAKFAST ROOM

15' x 10' 4" (4.57 m x 3.15m) UPVC double glazed windows to rear with obscure UPVC double glazed door giving access to rear garden. Modern kitchen is fitted with cupboards both to ground and eye level with contrasting worktops over incorporating stainless steel sink with drainer and mixer tap over. Integrated electric hob with four ring gas hob with extractor over. Cupboard housing combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Walk in storage cupboard housing meters. Cushion wood effect flooring. Smooth plastered ceiling.

FIRST FLOOR LANDING

Smooth plastered ceiling. Loft access . UPVC double glazed window to side aspect. Doors leading through to:

BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m) UPVC double glazed window to front. Smooth ceiling. Built in storage cupboard. Radiator. Carpet

BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m) UPVC double glazed window to rear. Smooth plastered ceiling. Radiator. Carpet.

BEDROOM THREE

10' 2" x 6' 2" (3.1m x 1.88m) UPVC double glazed window to rear. Smooth plastered ceiling. Radiator. Carpet

BATHROOM

Fitted in a three piece suite comprising tiled panelled bath with shower over and glass screen. Tiled surround. Pedestal wash hand basin. W/C. Wood effect cushion flooring. Ladder style radiator. Smooth plastered ceiling with spotlights.

FRONT GARDEN

Easily maintained lawned area to the front with concrete pathway leading to entrance door..

REAR GARDEN

The rear garden measures approx. 55' with a West backing garden. Mainly laid to lawn with established flower beds and shrubs. Patio to immediate fore with further paved patio to rear. Garden shed. Garage to rear with side access door and gated side access. Fencing to all boundaries.

GARAGE

Up and over door. Power. Door to side providing access to rear garden.



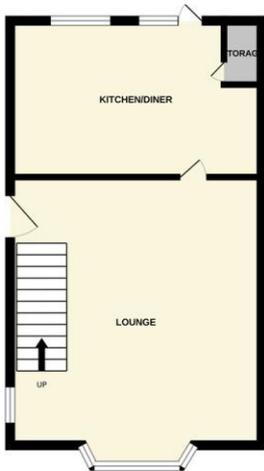


kotini
Material Information



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metshape 12/24

Energy performance certificate (EPC)		
16, The Parade Drive SOUTHLETT SS7 9JL	Energy rating D	Valid until 14 September 2028
Certificate number EPC6-621-760-903-008		
Property type Total floor area	End-terrace house 72 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/consultations/energy-ratings-requirements-energy-efficiency-ratings-landlords		
Energy rating and score		
This property's energy rating is D. It has the potential to be B.		
See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		