



Brown & Brand



Woodham Park Drive
South Benfleet, Benfleet, SS7 5EP

- Extended 2 bed end terraced house close to Benfleet station and fields
- Modern kitchen/diner with appliances
- Attractive dual aspect lounge
- 3pc bathroom with shower. Ground floor wc/utility

Offers In Excess Of £350,000





Property Description

O.I.E.O £350,000

Situated on a generous corner plot and ideally located within easy reach of Benfleet's mainline railway station and local shops, this extended two-bedroom end terraced home offers both convenience and comfortable modern living-perfect for first-time buyers and commuters alike. The ground floor accommodation comprises an inviting entrance porch, a convenient cloakroom/utility area, and a bright dual-aspect lounge filled with natural light. To the rear, a modern open-plan fitted kitchen/diner provides an excellent space for both everyday living and entertaining.

Upstairs, the property features two well-proportioned double bedrooms and a contemporary three-piece bathroom suite complete with an electric shower. Externally, the property benefits from a wider-than-average rear garden, offering ample outdoor space. Parking is provided via a detached garage to the rear with a remote-controlled roller door, along with a driveway for one vehicle. Additional features include double glazing and gas central heating throughout. This is a fantastic opportunity to acquire a well-presented home in a sought-after location with excellent transport links.





ACCOMMODATION

accommodation approach via steps with metal handrail leading to panelled entrance door through to

PORCH

Tile effect flooring. Double glazed window two front. Flat plastered ceiling with spotlight. Double glazed door to lounge. Further door giving access to.

CLOAKROOM/UTILITY

Fitted in a white two piece suite comprising corner circular wall mounted wash hand basin and close coupled WC. Space and plumbing for washing machine with worktop over. Tile effect flooring. Double glazed window to side. Electric heater.



LOUNGE

16' 2" x 15' 4" (4.93m x 4.67m) Wood Effect flooring. Radiator. Bright dual aspect room featuring double glazed window to front and side. Flat plastered ceiling with coving and spotlights. Central chimney breast with feature electric fire. Access to stairs to first floor. Wall mounted thermostat control. Glazed door giving access through to.

KITCHEN/DINER

14' 6" x 10' 1" (4.42m x 3.07m) Fitted in a range of modern high gloss kitchen cupboard to ground eyelevel with wood block worktops Over. Inset coloured single bowl single drainer sink unit with mixer tap. Integrated oven and grill with induction hob and extract hood Over. Space for freestanding fridge freezer. Space and plan for dishwasher. Tiled floor. Tiled splash back. Flat plaster ceiling with coving. Radiator. Two UPVC double glazed window and one door to rear. Built-in meter cupboard housing meters.



FIRST FLOOR LANDING

Carpet. Flat plastered ceiling. Access to loft. UPVC double glazed window to side. Panel doors giving access to all rooms. Built-in air cupboard housing hot water tank.

BATHROOM

Fitted in a white three piece suite comprising panelled both with electric shower over, close coupled WC and pedestal wash and basin. Tile effect flooring. Tiled to all walls. Stainless steel towel rail radiator. Obscure UPVC double glaze window to rear. Extractor fan.

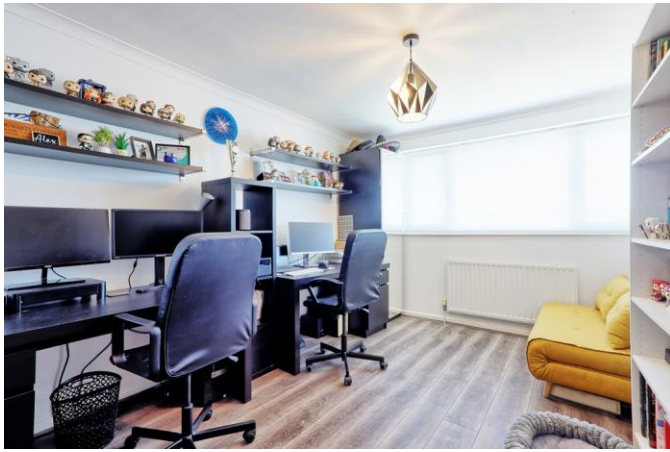


BEDROOM 1

12' 2" x 11' 6" (3.71m x 3.51m) Carpet. Radiator. UPVC double glazed window to front. Coved ceiling. Built-in storage.

BEDROOM 2

13' 4" x 8' 5" (4.06m x 2.57m) Wood effect flooring. Radiator. UPVC window two. Flat plaster ceiling with coving.



EXTERNALLY

REAR GARDEN

Wider than average as occupies a corner plot. Laid to lawn with raised to concrete patio and matching central pathway. Fencing to all aspects. External tap and power. Gate to rear.

PARKING

Via detached garage sector rear with remote controlled roller door. Approached by independent driveway for one further vehicle

FRONT GARDEN

Laid to lawn with flower and shrub borders



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

11 Moorpark Park Drive BENLITTS S21 8EP	Energy rating D	Valid until 13 April 2035
Property type End-terrace house		Certificate number 1136-5224-8808-0764-1202
Total floor area 77 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/guidance/energy-efficiency-certified-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/energy-efficiency-certified-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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.

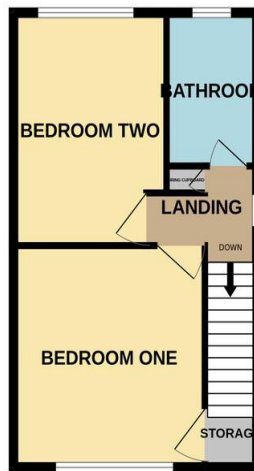
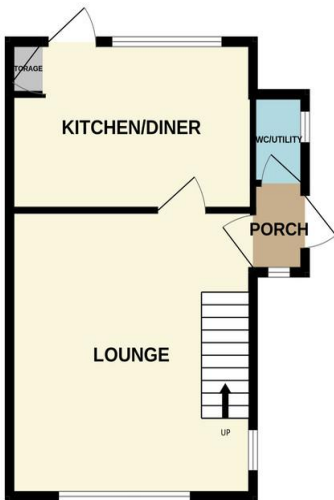
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

[See how to improve this property's energy efficiency.](https://www.gov.uk/guidance/energy-efficiency-certified-property-minimum-energy-efficiency-standards-landlord-guidance)

<https://find-energy-certificates.service.gov.uk/energy-certificates/1136-5224-8808-0764-1202?ref=home>

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, meters and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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