



Brown & Brand



Kiln Road
Benfleet, SS7 1SL

- Three-Bedroom Detached Bungalow In A Private Location
- Offered With No Onward Chain
- Main Bedroom With En-Suite
- Spacious Lounge

£500,000





Property Description

Brown and Brown are pleased to offer this Three-Bedroom Detached Bungalow in a Private Location with **NO ONWARD CHAIN**.

This charming three-bedroom detached bungalow is situated in a peaceful and private setting within the sought-after King John's School catchment area. The property offers spacious and well-designed accommodation, including a kitchen/breakfast room, a spacious lounge, and a separate dining room. The main bedroom benefits from an en-suite shower room, while the two additional bedrooms provide ample space. Patio doors from the dining room open out to a private, unoverlooked south-facing garden, making it the perfect spot for outdoor relaxation. Externally, the property is complemented by a garage and driveway parking, ensuring plenty of space for vehicles. This property is ready for immediate occupation, and early viewing is highly recommended.



ACCOMMODATION

Approached via wood effect double glazed door with decorative glass insert and opaque window to side giving access through to:

ENTRANCE HALLWAY

Wood effect laminate flooring. Radiator. Textured ceiling with coving. Loft access. Airing cupboard housing water tank. Doors giving access through to:

CLOAKROOM

Two-piece suite comprising of low-level w/c. Wash hand basin. Extractor fan. Textured ceiling. Radiator.

LOUNGE

24' 1" x 14' 5" (7.34m x 4.39m) Double glazed leadlight windows to front and flank. Carpet. Radiators. Textured ceiling with coving. Feature fireplace with mantel over inset with a coal effect gas fire.



DINING ROOM

12' 5" x 11' 3" (3.78m x 3.43m) Double glazed leadlight sliding patio doors giving access to rear garden. Carpet. Textured ceiling with coving. Radiator.

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 8" (3.58m x 2.95m) Fitted in a range of units offering cupboards and drawer packs to both ground and eye level with contrasting rolled edge work surfaces over. Inset stainless steel sink with mixer taps over. Integrated Bosch electric oven and grill with separate four ring gas hob and extractor hood over. Integrated microwave/oven. Integrated freezer. Space and plumbing for washing machine. Integrated dishwasher. Cupboard housing boiler. Fully tiled walls and flooring. Radiator. Textured ceiling with coving and spotlight light fitting. Double glazed leadlight window to rear with matching door to flank giving access through to rear garden and side access to garage.



BEDROOM ONE

16' x 12' 3" (4.88m x 3.73m) Double glazed leadlight window to rear. Wood effect laminate flooring. Textured ceiling with coving. Radiator. Fitted wardrobes. Door giving access through to:

EN - SUITE

Three-piece bathroom with walk in shower cubicle and sliding shower door. Wash hand basin inset to vanity unit with mixer taps over. Tiled floor and walls. Flat plastered ceiling with inset spotlights and extractor. Stainless steel towel rail/radiator. Double glazed opaque window to flank.

BEDROOM TWO

12' 5" x 7' 7" (3.78m x 2.31m) Double glazed leadlight window to rear. Carpet. Textured ceiling with coving. Radiator.



BEDROOM THREE

12' 5" x 6' 8" (3.78m x 2.03m) Double glazed leadlight windows to rear. Carpet. Textured ceiling with coving. Radiator.

BATHROOM

Three-piece suite comprising of panelled bath. W/C. Wash hand basin with mixer taps over. Fully tiled walls and floor. Textured ceiling with coving. Ladder style radiator. Obscure double-glazed leadlight window to front.



EXTERNALLY

REAR GARDEN

The property benefits from a lovely secluded rear garden. Commencing with area laid to patio whilst the remainder is mainly laid to lawn with established shrubs surrounding the borders. Privacy fencing. Gated side access to front via timber gate. Access to garage.

GARAGE

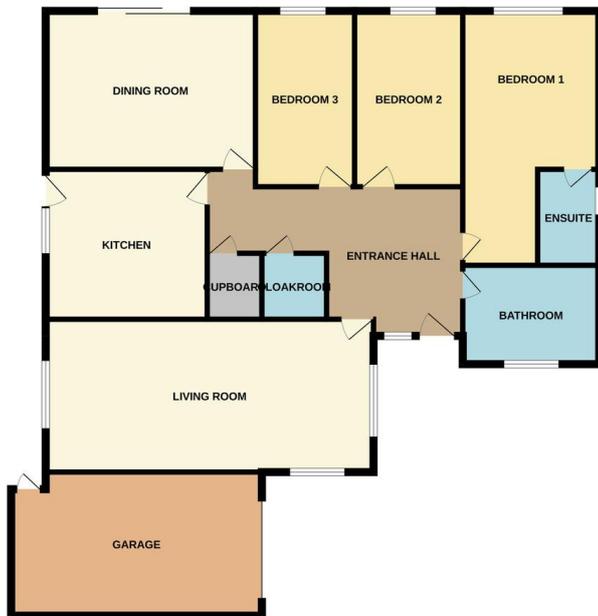
18' 8" x 9' 22" (5.69m x 3.3m) Up and over door. Power. Gas and electric meter. Fuse board. Door to rear giving access through to rear garden.

FRONT GARDEN

Paved area to the front providing ample parking.



GROUND FLOOR



Energy performance certificate (EPC)

2045 Kim Road SISWICK SS7 1SL	Energy rating D	Valid until: 21 March 2034
		Certificate number: 4134-4227-1300-0622-4222

Property type	Detached bungalow
Total floor area	105 square metres

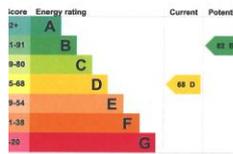
Rules on letting this property

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, quantities and appearance of items shown are to guide only and no guarantee as to their availability or efficiency can be given. Made with Autocad 2022.