



Brown & Brand

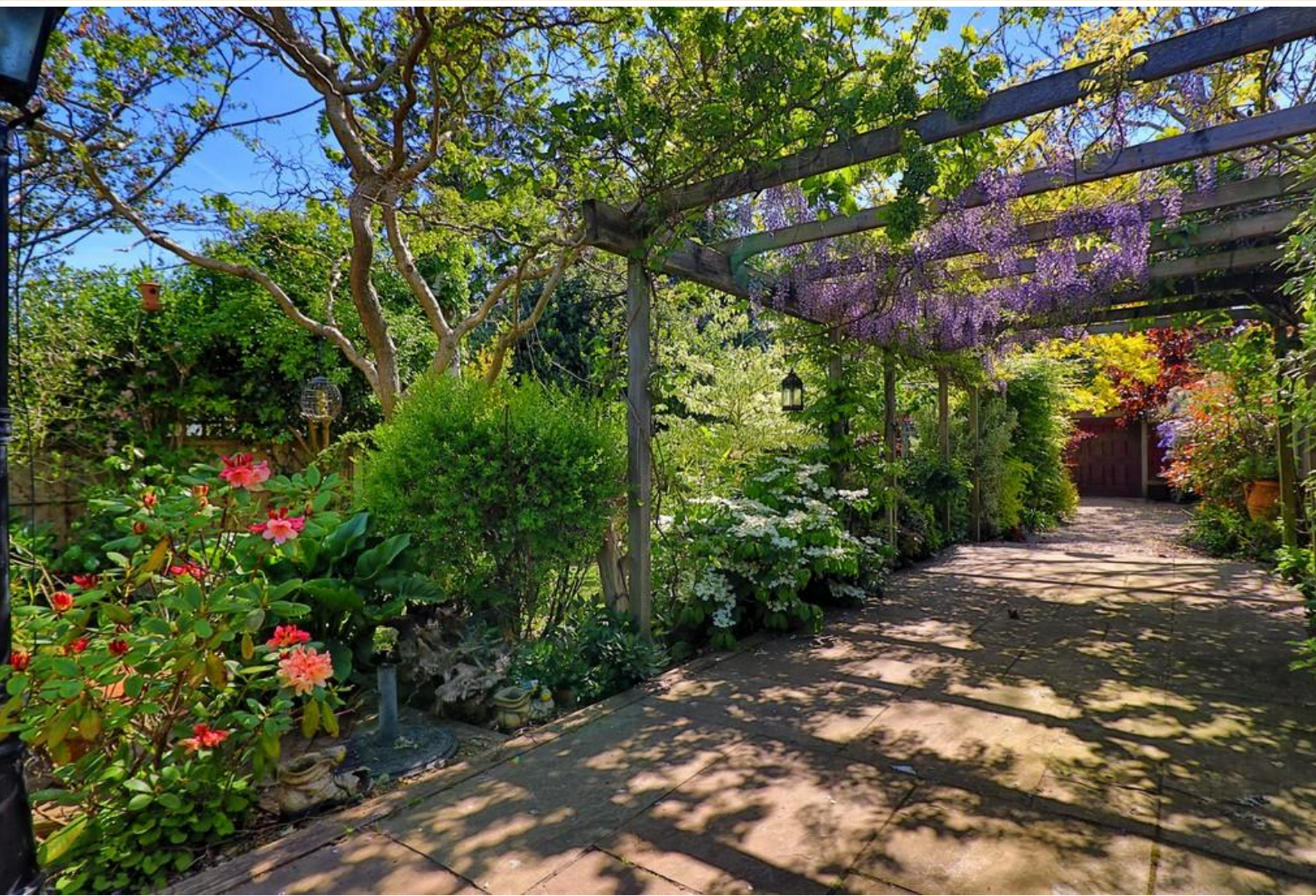


Daws Heath Road
Daws Heath , Benfleet, SS7 2UA

- Three-bedroom semi-detached chalet
- Sought after Daws Heath location
- 22ft Double garage to rear & beautiful established garden
- Rear garden in excess of 100ft

£450,000





Property Description

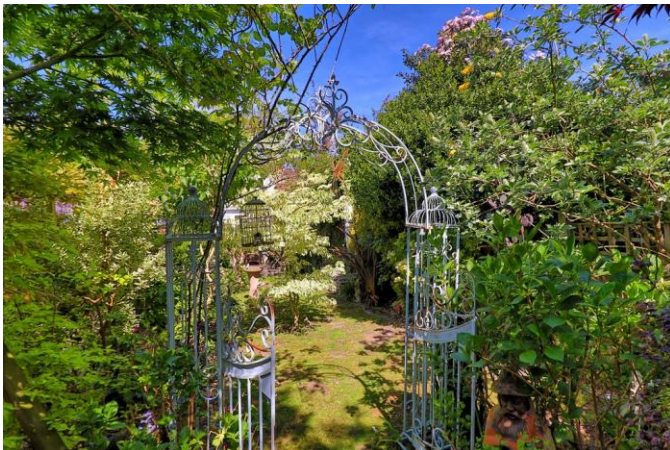
Situated in the desirable semi-rural location of Daws Heath, this beautifully presented three-bedroom semi-detached family home has been thoughtfully enhanced by the current owners, offering a perfect blend of modern comfort and charming character.

Upon entering, you're welcomed by a spacious entrance hallway that leads to a versatile ground floor layout. The home features a convenient ground floor shower room and a generously sized bedroom. The heart of the home is the open-plan lounge and garden room, seamlessly connected to a stylish Shaker-style kitchen, creating a warm and inviting space for family life and entertaining.

Upstairs, you'll find two further bedrooms, including a master suite that boasts a private balcony with lovely views over the rear garden. A modern three-piece family bathroom completes the first-floor accommodation.

Externally, the property truly excels, featuring a beautifully established rear garden extending over 100ft-perfect for outdoor living and gardening enthusiasts. To the rear of the plot is a substantial 22ft by 22ft double garage, offering excellent storage or workshop potential.

This wonderful home offers the peace of countryside living with easy access to local amenities, schools, and transport links. A rare opportunity not to be missed.





ACCOMMODATION

Approached via obscure double glazed composite door giving access to:

LARGE ENTRANCE HALLWAY

19' 1" x 8' 7" (5.82m x 2.62m) Laminate flooring, smooth plastered ceiling with coving, stairs to first floor with under stairs storage cupboard housing wall mounted boiler. Further cupboard housing electric metres. Door to:



GROUND FLOOR BEDROOM ONE

13' 8" x 11' 2" (4.17m x 3.4m) Double glazed bay window to front, fitted carpet, radiator, coving to ceiling, fitted wardrobes.

GROUND FLOOR SHOWER ROOM

Modern three-piece suite comprising large vanity sink unit with mixer tap, WC, shower cubicle, partly tiled walls, tiled flooring and obscure double glaze window to side. Underfloor heating.



OPEN PLAN LOUNGE/GARDEN ROOM/ KITCHEN

LOUNGE

16' 2" x 11' 2" (4.93m x 3.4m) Laminate flooring, smooth plastered ceiling with coving, feature fireplace, radiator. TV point. Doorway providing access to:

GARDEN ROOM/ CONSERVATORY

17' 3" x 11' 4" (5.26m x 3.45m) Double glazed windows to rear and side, double glazed French doors giving access to garden, laminate flooring, radiator to 2 walls. Lantern roof with smooth plastered edging and inset spotlights.





KITCHEN

9' 4" x 8' 6" (2.84m x 2.59m) The kitchen is beautifully fitted with shaker style units to both ground and eye level with work surface over incorporating sink unit with mixer tap, fitted electric oven with four ring induction hob over an extractor fan above. Space for fridge freezer, space and plumbing for washing machine. Copper splash backs, integrated dishwasher. Space for tumble dryer. Tiled flooring . Velux window.



FIRST FLOOR ACCOMODATION

LANDING

Fitted carpet, feature window to side, Velux window, storage cupboard. Door to:

BATHROOM

Modern three-piece suite comprising panelled bath with shower attachment. Vanity sink unit, high flush WC, tiled flooring, heated towel rail, Velux window.



BEDROOM TWO

10' 10" x 11' 9" (3.3m x 3.58m) Double glazed window to rear, further double-glazed French doors giving access to balcony. Laminate flooring, smooth plastered ceiling, storage cupboards. Door to:

BEDROOM THREE

10' 1" x 7' 1" (3.07m x 2.16m) Velux window to front, storage cupboard laminate flooring radiator.



REAR GARDEN

The rear garden is approximately 80ft and is beautifully established with mature and shrub borders, privacy fencing, gated side access with patio and stoned pathway leading to:

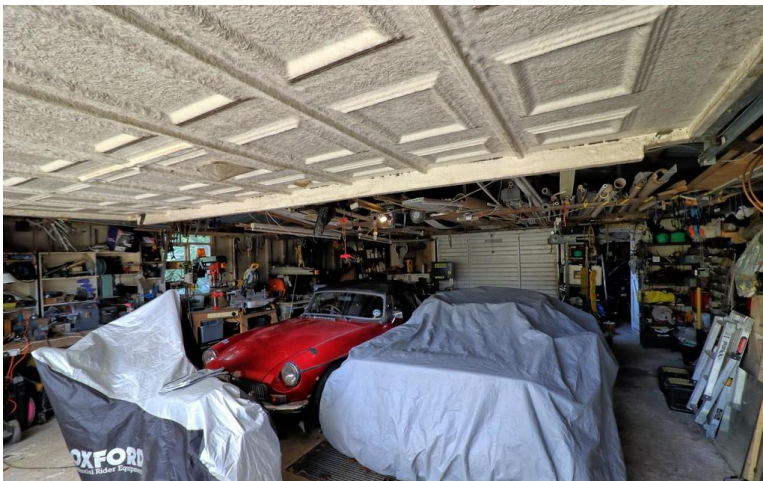


DOUBLE GARAGE

22' 8" x 22' 8" (6.91m x 6.91m) Up over door with power and lighting.

FURTHER GARDEN

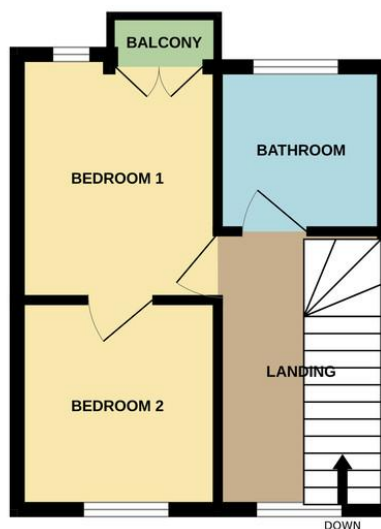
Further garden area at rear.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt 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 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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Energy performance certificate (EPC)

337 Dene Heath Road BENTLEY SS7 2UA	Energy rating C	Valid until: 7 July 2035
		Certificate number: 6370-2206-4560-2125-2281

Property type: Semi-detached house
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 C. 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

