



Brown & Brand



## Bramble Road

Daws Heath, Benfleet, SS7 2UN

- Two Bedroom Semi- Detached Chalet
- No Onward Chain
- Larger Than Average Garage/Workshop
- Unoverlooked South Facing Rear Garden

### GUIDE PRICE

**£350,000- £365,000**







## Property Description

GUIDE PRICE FROM £350,000 TO £365,000  
BROWN & BRAND are pleased to offer with NO ONWARD CHAIN this charming two-bedroom semi-detached chalet bungalow, boasting a generous, secluded South-facing rear garden. Property provides well-proportioned accommodation across two floors. The ground floor features a spacious double bedroom, a good-sized lounge/dining room, a three-piece shower room, and a kitchen. At the rear, a conservatory provides a lovely space that leads directly into the tranquil garden. The first floor offers an additional rear bedroom, as well as a versatile room that could serve as a home office or useful loft space. Outside, the property benefits from a mature, unoverlooked rear garden, providing a peaceful retreat. Access to a larger-than-average garage/workshop with ample parking at the front.







## ACCOMMODATION COMPRISES

Approached via double glazed entrance door giving access to:

### ENTRANCE PORCH

Cushion flooring. Electric meter and fuse box. Wooden half glazed door giving access through to:

### ENTRANCE HALLWAY

Carpet. Radiator. Textured ceiling. Carpeted stairs to first floor. Doors giving access through to:



### LOUNGE/DINING AREA

#### DINING AREA

8' 8" x 8' 9" (2.64m x 2.67m) Double glazed leadlight window to front. Textured ceiling with decorative wooden beams. Pendant lighting. Carpet. Opening through to lounge area:

#### LOUNGE

17' 6" x 11' 2" (5.33m x 3.4m) Double glazed leadlight small bay window to front. Textured ceiling with decorative wooden beams. Pendant lighting. Wall lights. Carpet. Dado rail. Feature fireplace inset with a electric log burner. Decorative leadlight window to side.



### BATHROOM

Three-piece bathroom suite comprising of a walk in shower cubicle with shower head over. Wash hand basin with mixer taps over, close coupled w/c inset to vanity unit with storage and tiled splashbacks. Ladder style radiator/towel rail. Smooth plastered ceiling with flush spotlights. Mirrored bathroom cabinet. Opaque double-glazed window to side.



### BEDROOM ONE

13' 8" x 10' 8" (4.17m x 3.25m) Carpet. Smooth plastered ceiling with coving and pendant lighting. Radiator. Fitted wardrobes to two walls. Window to rear.





### **KITCHEN**

8' 8" x 9' 9" (2.64m x 2.97m) Fitted kitchen offering cupboards and drawer packs to both ground and eye level with contrasting worktops and incorporating stainless steel sink with mixer tap over. Fitted electric double oven with four ring electric hob. Space for fridge and freezer. Radiator. Wood effect laminate flooring. Textured plastered ceiling with coving and flush fitted spotlights. Double glazed window to side. Half glazed wooden door giving access to:



### **CONSERVATORY**

18' 6" x 9' 6" (5.64m x 2.9m) Wood effect laminate flooring. Radiator. Utility area with storage cupboards and worktops over, allowing space and plumbing for washing machine. Cupboard housing boiler. Double glazed windows to the rear and side, double glazed door inset with opaque glass, giving access to a unoverlooked rear garden.

### **FIRST FLOOR**

#### **BEDROOM TWO**

10' 3" x 10' 7" (3.12m x 3.23m) Carpet. Textured plastered ceiling with coving. Radiator. Double glazed window to rear.



#### **LOFT SPACE/OFFICE**

10' 6" x 7' 4" (3.2m x 2.24m) Wooden tongue and groove to walls and ceiling. Carpet. Further eaves storage. Cupboard housing water tank. Velux window.

### **EXTERNALLY**

#### **REAR GARDEN**

This property boasts a very well maintained unoverlooked rear garden and is approximately 80ft (unmeasured). To immediate fore there is a paved area with a shingle footpath taking you to the rear of the garden. Neatly laid to lawn with raised shrub and flower beds. Two garden sheds. Privacy fencing with gated side access. External tap.







### **GARAGE/WORKSHOP**

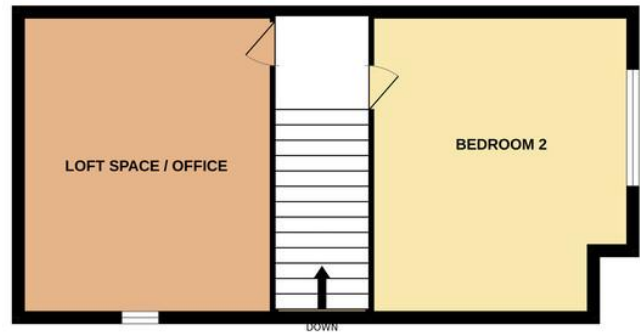
37' 9" x 8' 9" (11.51m x 2.67m) Larger than average garage/workshop with an up and over door.

Windows to the rear and side with also side door giving access via rear garden. Power and lighting.

### **FRONT GARDEN/PARKING**

Parking is provided via a paved frontage which provides ample off-street parking with border fencing. Paved shared driveway giving access to the garage/workshop.





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)			
16 Bumble Road SOMERLETT SS7 2LN	Energy rating <b>D</b>	Valid until: 30 January 2035	Certificate number: 7493-3045-0209-0185-8200
Property type	Semi-detached house		
Total floor area	77 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).			
<b>Energy rating and score</b>		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be B.		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.	
<a href="#">See how to improve this property's energy efficiency</a>		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57	60
39-54	E		
21-38	F		
1-20	G		