



Brown & Brand



Southwold Crescent
 , Benfleet, SS7 5SR

- Well-presented 2-bedroom semi-detached bungalow in popular turning
- Close to shops, schools and bus routes
- Lounge with bay window
- Modern kitchen/breakfast room & bathroom

Guide Price £365,000 to £375,000





Property Description

Located on a quiet, tree-lined turning close to local shops, schools, and bus routes, this well-presented two-bedroom semi-detached bungalow offers comfortable and convenient living. The accommodation comprises an entrance porch leading into a welcoming hallway, two good-sized bedrooms, and a bright lounge with a bay window. A modern fitted kitchen/breakfast room with built-in appliances is complemented by a separate utility room and a conservatory overlooking the rear garden. The rear garden is private and secluded, ideal for relaxing or entertaining. Parking is provided via an independent driveway and a garage. Further benefits include double glazing, gas central heating, and the property is in good decorative order throughout. An early viewing is highly recommended.





ACCOMMODATION

Approached via half glazed panelled entrance door giving access to

ENTRANCE PORCH

Cushion flooring and entrance mat. Windows to either side and front. Half glazed panel door getting access to

ENTRANCE HALL

Carpet. Radiator. Panelled doors to all rooms. Access to loft.

LOUNGE

14' x 11' 1" (4.27m x 3.38m) Carpet. Radiator. Double glazed bay window to front. Flat plastered ceiling with coving. Central chimney breast and fire.



BEDROOM ONE

12' 6" x 11' 2" (3.81m x 3.4m) Carpet. Radiator. Double glazed bay window to front. Flat plastered ceiling with coving.

BEDROOM TWO

10' 9" x 9' 7" (3.28m x 2.92m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with coving.



BATHROOM

Fitted in a three-piece suite comprising panel bath with electric shower over, pedestal wash hand basin and close coupled WC. Radiator. Cushion flooring. Tiled to two walls. Obscure double-glazed window to rear. Flat plastered ceiling with extractor fan.

KITCHEN BREAKFAST ROOM

11' 1" x 11' 1" (3.38m x 3.38m) Fitted in a range of modern kitchen cupboards offering cupboards and drawer packs to ground and eyelevel with worktops over. Inset stainless steel 1 1/2 bowl single drainer sink unit. Inset oven grill and extractor. Space for dishwasher. Flat plastered ceiling with coving. Double glazed window to side. Cupboard housing boiler for heating and hot water. Doorwell through to

UTILITY ROOM

12' 7" x 4' (3.84m x 1.22m) Space and plumbing for washing machine and tumble dryer. Tiled splashback. Space for fridge and freezer. Window and door to rear.

CONSERVATORY

12' 5" x 7' 6" (3.78m x 2.29m) Brick and wood construction with correx roof. Windows to either side and rear with inset door. Further french doors to rear.





REAR GARDEN

Laid to lawn with privacy fencing. Shed. Gated side access

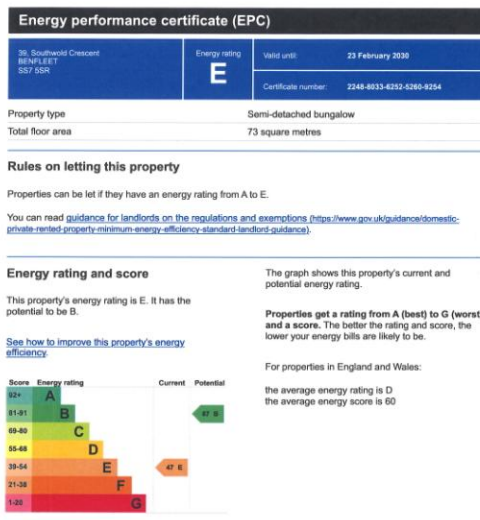
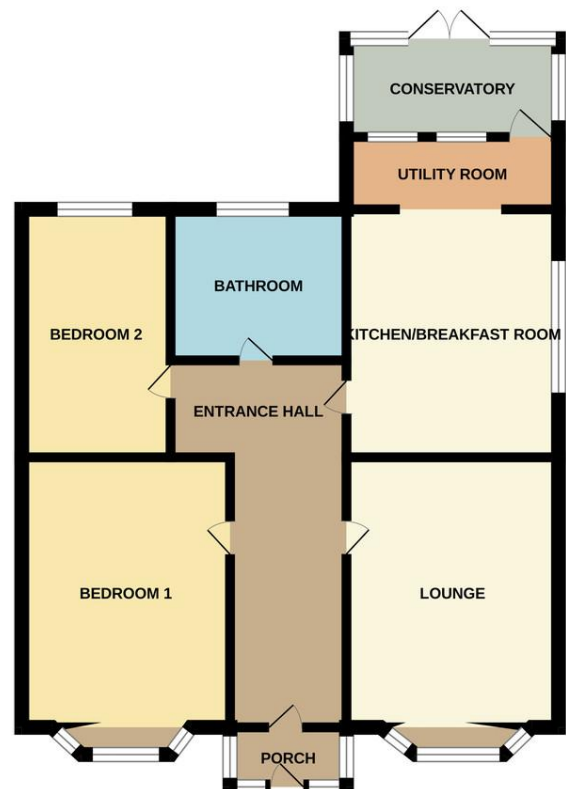
PARKING

Via independent driveway leading to double door garage to side. Front garden laid lawn with previous fencing and retaining brick wall

AGENTS DISCLAIMER

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide answers to all material information

GROUND FLOOR



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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