



stuart
thomas

64 Raymonds Drive

, Benfleet, SS7 3PW

- SOUGHT AFTER LOCATION
- CORNER PLOT
- EN SUITE SHOWER ROOM
- WELL FITTED KITCHEN

Guide Price £485,000

EPC Rating '54'



ENTRANCE HALL Part glazed entrance door leads to the entrance hall. Wood effect flooring. Picture rail, radiator.

SHOWER ROOM With a low level wc and wash hand basin. Large walk in shower with screen. Heated towel rail. Double glazed lead light obscure window to the rear. Extractor fan.

LOUNGE/DINER 25' x 12' (7.62m x 3.66m) This good size room has a double glazed lead light bay window to the front aspect. Feature fireplace with an electric fire. Coving. Dado rail. Two wall light points. Two radiators. Double glazed window to the side. Wood effect flooring. Built in cupboard housing the gas meter.

KITCHEN 13' 9" x 10' 6" (4.19m x 3.2m) Well fitted with a range of units at eye and base level with ample work surfaces over. Ceramic hob and a built under oven. Extractor cooker hood. Integrated dishwasher. Inset ceiling spotlights. Lead light double glazed window to the rear. Cupboard housing the gas fired

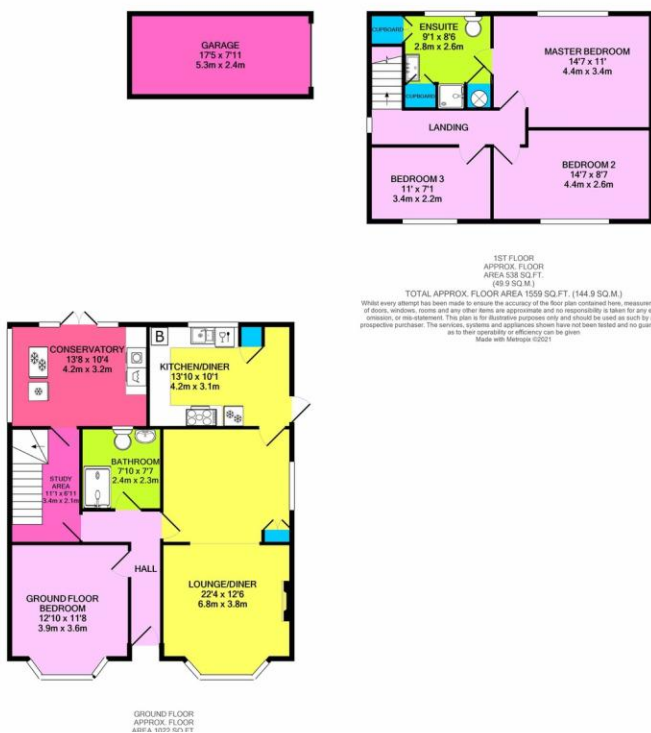
central heating boiler. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Double radiator. Double glazed door to the side. Coving. Built in larder cupboard.

STUDY AREA 11' x 6' 10" (3.35m x 2.08m) Stairs lead to the first floor. Radiator. Wood effect flooring. Coving.

CONSERVATORY/UTILITY ROOM 13' 5" x 10' 4" (4.09m x 3.15m) Space and plumbing for a washing machine and tumble dryer. Double radiator. Twin double glazed french doors lead to the rear garden.

BEDROOM TWO GROUND FLOOR 13' 4" x 11' 8" (4.06m x 3.56m) Lead light double glazed window to the front aspect. Wood effect flooring. Coving. Radiator. Dado rail.

BEDROOM ONE 14' 7" x 10' 11" (4.44m x 3.33m) Lead light double glazed window to the rear. Wood effect flooring. Radiator. Door leads to the:-



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements