



STUART THOMAS
ESTATES



- STUNNING COUNTRY COTTAGE
- SOUGHT AFTER LOCATION
- LUXURY FITTED KITCHEN
- TWO DOUBLE BEDROOMS

304 Daws Heath Road, Benfleet, Essex SS7 2TY

£425,000

Escape to the Country... Have you even fancied living in a beautiful cosy cottage? Full of character with exposed brick walls this property is a must see. Superbly located in this highly sought after semi rural area be quick to view this stunning home.



Property Description

DESCRIPTION

Escape to the Country.... Have you even fancied living in a beautiful cosy cottage? Full of character with exposed brick walls this property is a must see. Superbly located in this highly sought after semi rural area be quick to view this stunning home.

LOUNGE

A double glazed entrance door leads directly to this cosy Lounge with a feature red brick fireplace and exposed brick wall. Two double glaze sash windows to the front. Wood flooring. Double radiator. Cupboard housing the electric meters. Door leads to the inner hallway.

DINING ROOM

With an exposed brick wall. Sash window to the rear. Fireplace recess with a light. Wood flooring. Understairs storage cupboard.

KITCHEN

Well fitted with a range of units at base level with solid work surfaces over. Belfast sink with a mixer tap over. Space for a free standing cooker. Integrated fridge freezer and dishwasher. Extractor cooker hood. Part glazed double glazed door to the side. Exposed natural brick wall.

LANDING

Access to the loft which houses the gas fired central heating boiler. Feature cast iron fireplace. Fitted storage cupboard. Inset ceiling spotlights.





BEDROOM ONE

Two double glazed sash windows to the front aspect. Cast iron fireplace. Built in storage /wardrobe cupboard. Radiator.

BEDROOM TWO

Double glazed sash window to the side. Double radiator.

BATHROOM

This good size bathroom has a 3 piece white suite comprising a low level; wc pedestal hand wash basin and a panelled bath with a mixer tap and shower attachment. Inset ceiling spotlights. Double glazed obscure sash window to the rear. Lower half of the walls are wood panelled. Inset ceiling spotlights. Heated towel rail.

PARKING

Off street parking to the side of the property.

REAR GARDEN

This pretty country garden is laid to lawn with established trees and shrubs. Screen fencing. Brick built shed. Cupboard housing space and plumbing for a washing machine and tumble dryer. External WC.

GENERAL

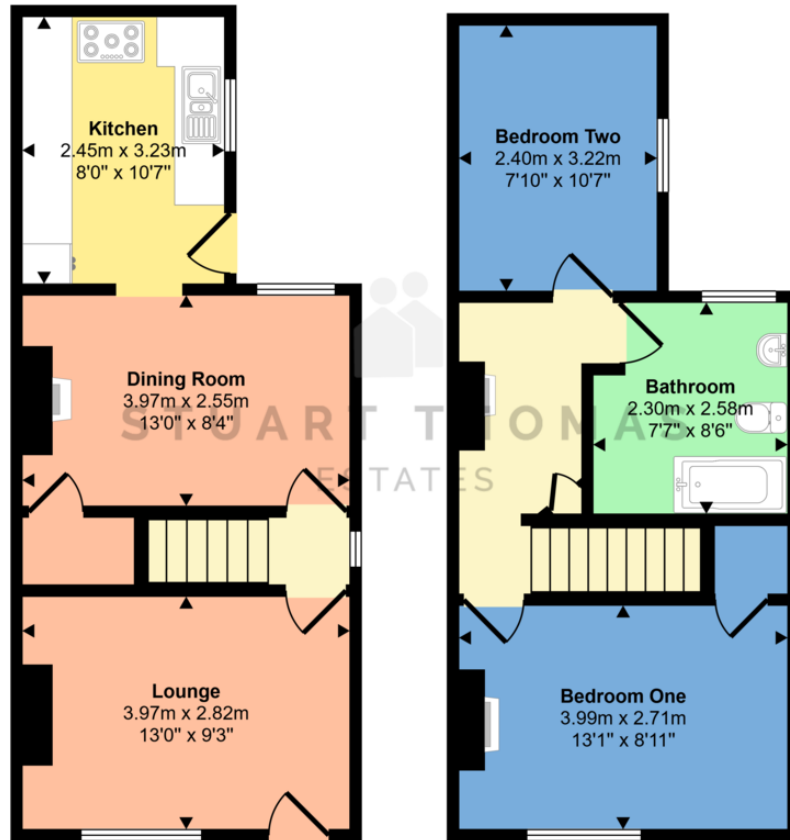
Tenure Freehold

Castle Point Borough Council.

Council Tax Band B



Approx Gross Internal Area
67 sq m / 726 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	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 are 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