

stuart
thomas



- VERY WELL PRESENTED THROUGHOUT
- SHORT WALK TO TARPOTS SHOPPING FACILITIES
- APPLETON SCHOOL CATCHMENT
- ▲ LARGE REAR GARDEN

53 Linden Road, Benfleet, Essex, SS7 4BA

Guide Price £300,000

GUIDE PRICE £300,000 - £315,000. A very well presented 3 bedroom house located a short walk to Tarpots shopping facilities and The Appleton School. The house is decorated in a modern style and has a large rear garden as well as off street parking and a garage to the front. VIEWING IS HIGHLY RECOMMENDED.



Property Description

HALL

Entrance via a double glazed door with window to the side both with obscure glass into a large and airy hall with an internal door to the garage. Understairs cupboard with coat hanging space and storage. Smooth plastered ceiling with a light wood effect laminate floor.

LOUNGE

15' 07" x 12' 03" narrowing to 10' 10" (4.75m x 3.73m) Located to the back of the house overlooking the garden with double doors leading to the dining room. Light wood effect laminate floor. Radiator.

DINING ROOM

11' 05" x 7' 07" (3.48m x 2.31m) Patio doors lead to the rear garden. Light wood effect laminate floor. Window to the side. Radiator.

KITCHEN

11' 0" narrowing to 9' 06" x 9' 11" (3.35m x 3.02m) A range of light wood effect eye and base level units with a stainless one and a half bowl sink and gloss granite effect work surface over, tiled splashback and breakfast bar. Integrated dishwasher and fridge freezer. Stainless steel chimney extractor hood. Space for cooker. Half glazed door and window to side. Tiled floor. Radiator. Smooth plastered ceiling with spotlights.

LANDING

Access to the loft which is part boarded and has a pull down loft ladder. Smooth plastered ceiling. Carpet.

BEDROOM ONE

15' 07" x 9' 00" (4.75m x 2.74m) Range of light wood fitted





wardrobes. 2 double glazed windows to the front. Radiator. Carpet.

BEDROOM TWO

11' 04" x 9' 05" (3.45m x 2.87m) A good sized second bedroom with a double glazed window to the rear. Carpet. Radiator.

BEDROOM THREE

8' 03" x 5' 0" (2.51m x 1.52m) Fitted wardrobe and cupboards. Double glazed window to rear. Radiator. Carpet.

BATHROOM

Pedestal hand wash basin with close coupled WC. Bath with electric shower with foldaway shower screen. Airing cupboard with storage cupboard above. Double glazed window to side with obscure glass. Radiator. Modern vinyl flooring. Part tiled.

GARAGE

As well as the up and over door there is access to the garage from the hall which has plumbing for a washing machine, space for tumble drier and fridge freezer. Wall mounted boiler.

FRONT GARDEN

Hard standing with off street parking.

REAR GARDEN

Commencing with a patio area with the rest being laid to lawn with a low maintenance mature border. Personal side access. Shed to remain. Outside light and water tap. Approximately 85 foot long unmeasured.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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