



STUART THOMAS
ESTATES



- IN NEED OF UPDATING
- SOUGHT AFTER LOCATION
- LOUNGE
- DINING ROOM

31 Ashdown Crescent, Benfleet, SS7 2LJ

£325,000

Location Location Location. Come along to view this SEMI DETACHED TOW BEDROOM BUNGALOW offering LARGER THAN AVERAGE ACCOMMODATION.

Although in need of some updating we feel this property is sure to gain a great deal of interest due to its highly SOUGHT AFTER LOCATION.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Coving. Double radiator.

LOUNGE

Double glazed lead light bay window to the front aspect. Radiator. Tiled fireplace with a gas fire.

DINING ROOM

Double glazed window to the side. Double radiator. Tiled fireplace. Door leads to the ;-

KITCHEN

Belfast sink. Units at eye and base level with a work surface over. Larder cupboard housing the service meters. Cupboard housing the gas fired central heating boiler. Double glazed window to the side. Part glazed door leads to the :-

LEAN TO

Door to the rear garden.

BEDROOM ONE

Lead light double glazed window to the front. Radiator.

BEDROOM TWO

Double glazed window to the rear. Built in cupboard.

BATHROOM

Three piece suite comprising a low level wc pedestal wash hand basin and panelled bath. Double glazed obscure window to the rear.

GARAGE





With an up and over door.

FRONT GARDEN

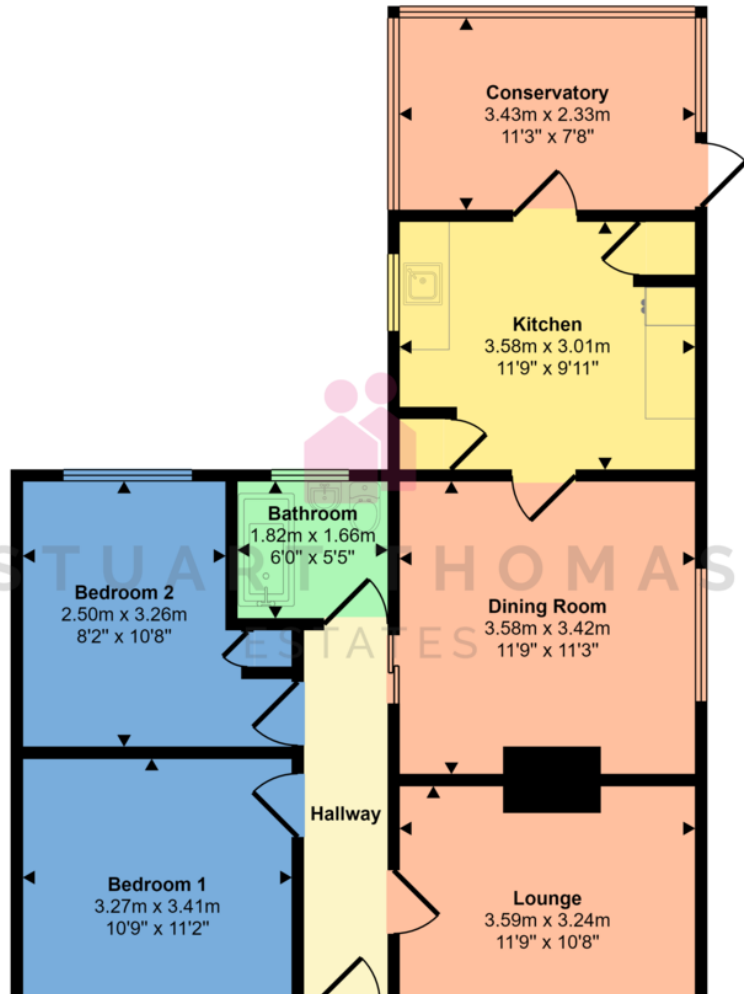
With off street parking. Laid to lawn with established trees and shrubs.

REAR GARDEN

Approximately 36' deep irregular in shape laid to lawn. Established trees and shrubs. Side access to the front.



Approx Gross Internal Area
75 sq m / 805 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		

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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