



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- EXTENDED TO THE REAR
- VERY ATTRACTIVE LOUNGE
- WRAP AROUND GARDEN

57 Lynton Road, Benfleet, Essex, SS7 2QG

Guide Price £355,000

Come along and take a look at this exceptional EXTENDED bungalow in this SOUGHT AFTER turning within a short walk of HADLEIGH COUNTRY PARK and HADLEIGH TOWN CENTRE. Offering a SPACIOUS LOUNGE with FRENCH DOORS extended kitchen, two bedrooms and attractive bathroom. With a wrap around garden and off street parking too!



Property Description

ENTRANCE HALL

Composite contemporary entrance door with glazed insets leads to the attractive entrance hall. Feature patterned floor covering. Radiator with a cover. Coving. Access to the loft.

LOUNGE

16' 5" x 11' 10" (5m x 3.61m) This most attractive room has double glazed french doors and adjacent full depth windows leading to the rear garden. Feature fire surround. Coving. Radiator.

KITCHEN/BREAKFAST ROOM

19' 7" x 8' 6" (5.97m x 2.59m) This good size kitchen has double glazed french doors leading to the rear garden. A range of units at eye and base level with ample work surfaces over. Two double glazed windows to the side. Inset ceiling spotlights. Ceramic hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine and dishwasher. Further double glazed window to the side. Cupboard housing the hot water cylinder.

BEDROOM ONE

13' 10" x 9' 9" (4.22m x 2.97m) Two double glazed windows to the front. Coving. Radiator with a cover.

BEDROOM TWO

10' 8" x 7' 4" (3.25m x 2.24m) Double glazed window to the front. Radiator with a cover. Coving. Thermostat for the central heating.

BATHROOM

This attractive bathroom has a white 3 piece suite comprising a low level wc vanity wash hand basin with cupboards under and a panelled bath with a mixer tap and shower attachment.





Shower screen. Double glazed obscure window to the side.
Heated towel rail. Inset ceiling spotlights.

OFF STREET PARKING

Twin gates lead to the off street parking at the rear of the property.

GARDEN

There is a wrap around garden which is mainly crazy and block paved. Screen fencing to the boundaries. Lawn and flower borders. Side gate gives access to the front garden. Garden shed.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 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 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.