



STUART THOMAS
ESTATES



- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- LARGER THAN AVERAGE ACCOMMODATION
- EXTENDED LOUNGE/DINER

23 Sweet Briar Avenue, Benfleet, Essex, SS7 1JU

Guide Price £425,000

This spacious detached 3 double bedroom bungalow is situated in a popular location within walking distance of Benfleet Train Station, Benfleet downs and local shops. This property offers larger than average accommodation. Good sized Lounge/Diner, Modern Fitted Kitchen, family bathroom and en-suite shower room off the master bedroom.



Property Description

WHAT WE LOVE

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ENTRANCE PORCH

Double glazed entrance door with glazed inserts leads to the entrance porch. Further door with glazed panels leads to the:-

ENTRANCE HALL

Spacious entrance hall with airing cupboard. Access to the loft. (partially boarded). Radiator.

LOUNGE/DINER

22' 05" x 14' 05" (6.83m x 4.39m) This great size extended room has 2 obscure double glazed windows to the side. Feature fireplace with a gas fire. Radiators. Sliding doors lead to the garden. Coving.

KITCHEN

12' 06" x 8' 10" (3.81m x 2.69m) Fitted with a range of gloss modern units at eye and base level with ample work surfaces over. Ceramic hob and a integrated double oven. Concealed extractor cooker hood. Stainless steel sink unit with taps over. Door leads to the side access to the front & rear garden and a window. Boiler housed in cupboard. Space for a fridge/freezer. Space for a washing machine. Space for a slimline dishwasher. Spotlights. Serving Hatch.

BEDROOM ONE

14' 05" x 9' 2" (4.39m x 2.79m) Window to the rear. Radiator.





Fitted wardrobes and bedside cabinets. Covings. Door leads to the:-

ENSUITE

9' 10" x 2' 11" (3m x 0.89m) Wc wash hand basin with a shower cubicle which is fully tiled. Obscure double glazed window to the side. Mirrored vanity cupboard on wall. Hand rails.

BEDROOM TWO

13' 01" x 8' 02" (3.99m x 2.49m) Decorative window to the front. Double radiator. Covings.

BEDROOM THREE

13' 06" x 8' 02" (4.11m x 2.49m) Currently being used as a dining room. Bay window to the front. Double radiator. Covings. Hatch to kitchen.

BATHROOM

7' 10" x 5' 11" (2.39m x 1.8m) With a 3 piece suite with a bath, pedestal wash hand basin and low level wc. Obscure double glazed window to the side. Radiator. Covings. Extractor fan. Partially tiled. Broom cupboard measuring 2.10 x 2.08

GARAGE

Single garage with access from the driveway.

REAR GARDEN

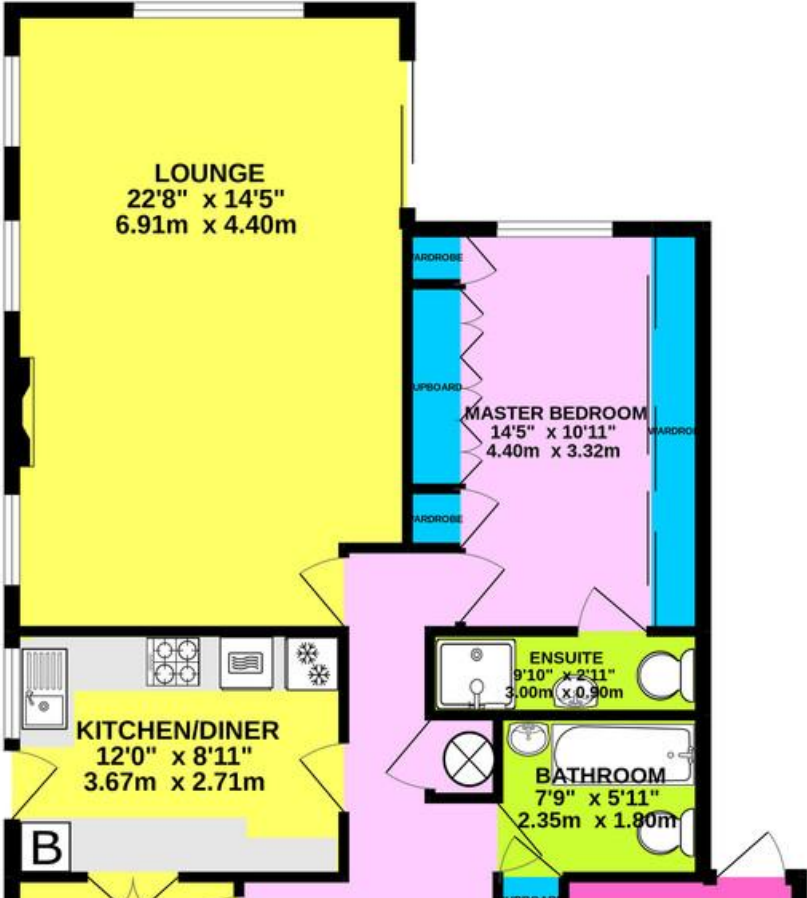
The rear garden is laid to lawn with a shed. Access to the garage as well as side access to the front of the property. Split level garden. Patio area.

COUNCIL TAX BAND

Castle Point Borough Council



GROUND FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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 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