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- IN EXCESS OF 100' WEST BACKING GARDEN
- BEAUTIFUL KITCHEN/FAMILY ROOM
- THREE BEDROOMS
- LOTS OF CHARACTER

108 Kenneth Road, Benfleet, SS7 3AN

£375,000

Rarely available is this character semi detached three bedroom family home which has been lovingly refurbished by the current owner and now provides immaculate accommodation which includes a well fitted kitchen/family room with French doors to the garden, attractive Lounge bathroom and separate wc.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a glazed lead light stained glass inset lead to the entrance hall. Adjacent window. Double radiator. Stairs to the first floor with a cupboard under.

### LOUNGE

14' 6 into the bay" x 12' 8" (4.42m x 3.86m) This very attractive room has a double glazed bay window to the front aspect. Picture rail. Double radiator. Feature fireplace with an electric pebble fire. Power points.

### KITCHEN/FAMILY ROOM

18' 6" x 12' 8 narrowing to 9'8" (5.64m x 3.86m) This beautiful room has a well fitted kitchen area with units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with mixer taps over. Concealed extractor cooker hood. Ceramic hob and built under oven. Wine rack. Space and plumbing for a washing machine. Double glazed door to the side. Double glazed window to the rear. Twin double glazed French doors lead to the rear garden. Inset spotlights to the ceiling.



### LANDING

Double glazed obscure window to the side. Coving. Access to the loft.

### BEDROOM ONE

14' 5 into the bay " x 10' 11" (4.39m x 3.33m) Double glazed bay window to the front. Picture rail. Double radiator.

### BEDROOM TWO

12' 10" x 10' 11" (3.91m x 3.33m) Double glazed window to the rear. Picture rail. Double radiator.



### BEDROOM THREE

7' 4" x 7' 2" (2.24m x 2.18m) Double glazed window to the front. Double radiator. Picture rail.

### BATHROOM

Two piece white suite includes a P shaped shower bath with mixer taps and an electric shower over. Pedestal wash hand basin. Double radiator. Obscure double glazed window to the rear.

### WC

Low level wc in white. Radiator. Obscure double glazed window to the flank.

### OFF STREET PARKING

Ample off street parking to the front of the property.

### REAR GARDEN

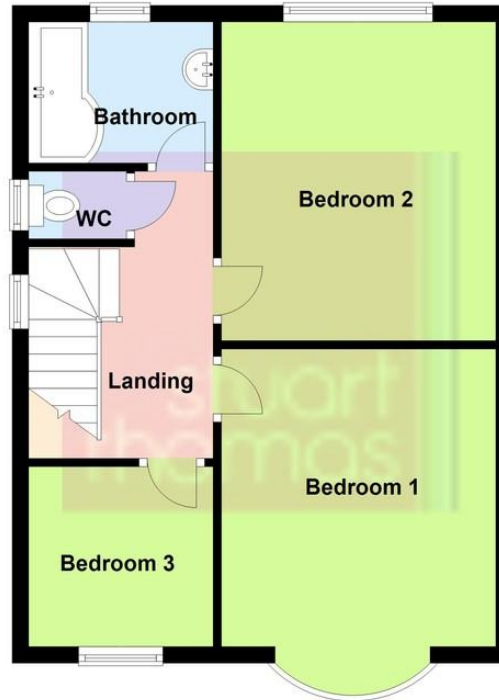
West facing and in excess of 100' deep the garden commences with a large decked area ideal for entertaining. The remainder is laid to lawn with established trees and shrubs.



## Ground Floor

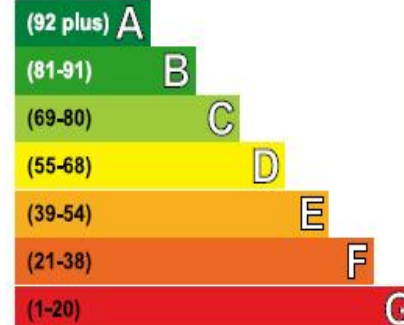


## First Floor



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	75
40	

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