

stuart  
thomas



- TWO DOUBLE BEDROOMS
- LARGE WELL FITTED KITCHEN/DINER
- SHOWER ROOM
- SPACIOUS LOUNGE

42 Clifton Avenue, Benfleet, Essex, SS7 5QQ

Guide Price £300,000

YOU REALLY MUST VIEW this Delightful semi detached bungalow offering LARGER THAN AVERAGE accommodation for this type of property. There are TWO DOUBLE BEDROOMS, good size WELL FITTED KITCHEN, spacious Lounge and SHOWER ROOM. Beautiful rear garden. No chain. Call us NOW!



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall which has a built in cloaks cupboard. Coving. Radiator.

### LOUNGE

14' x 14' into the bay" (4.27m x NaNm) Double glazed bay window to the front. Double radiator. Feature fireplace with an electric coal effect fire. Coving.

### KITCHEN/DINER

13' 11" x 9' 5" (4.24m x 2.87m) This well fitted kitchen has a range of units at eye and base level with ample work surfaces over. 4 ring gas hob and a built under oven. Wall mounted gas fired central heating boiler. One and a half bowl sink unit with a mixer tap over. Double radiator. Double glazed window and a part glazed door leads to the conservatory. Coving.

### CONSERVATORY

9' x 7' 5" (2.74m x 2.26m) Tiled floor with underfloor heating. Radiator. Double glazed door leads to the rear garden.

### BEDROOM ONE

14' x 9' 10" (4.27m x 3m) Double glazed window to the rear. Radiator. Fitted wardrobes with bedside table and a chest of drawers. Coving.

### BEDROOM TWO

14' x 10' 9" (4.27m x 3.28m) Double glazed window to the side. Radiator. Coving.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity





wash hand basin with cupboards under and a large shower cubicle. Obscure double glazed window to the rear. Radiator. Access to the loft. Coving. Some ceramic tiling.

#### REAR GARDEN

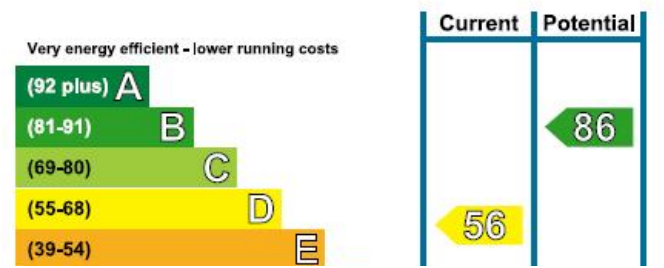
This attractive good size rear garden is laid to lawn with well established shrub borders. Side access to the front. Two sheds. Outside water supply.



### Ground Floor



### Energy Efficiency Rating



294 Kiln Road, Benfleet, Essex,  
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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