



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- SEPARATE DINING ROOM
- LARGE GARDEN

32 Fairmead Avenue, Benfleet, SS7 2UQ

£485,000

In this highly sought-after Daws Heath location is this larger than average two double bedroom bungalow, boasting a stunning, beautifully stocked rear garden that offers a wonderful space for relaxing and entertaining. The property also benefits from a spacious lounge, dining room, fitted kitchen and large bathroom with shower.



## Property Description

### ENTRANCE HALL

Double glazed composite entrance door with a lead light stained glass insets leads to the spacious entrance hall. Radiator with a cover. Wood block flooring. Access to the loft.

### LOUNGE

This attractive room has a feature red brick fireplace with a gas coal fire. Double glazed french doors leads to the conservatory. Coving. Radiator. Laminate flooring. Archway leads to the:-

### DINING ROOM

Double glazed window to the rear. Feature fireplace. Radiator. Two wall light points. Lead light arched internal window to the kitchen.

### KITCHEN

This superbly fitted kitchen with a range of gloss cream units at eye and base level with wood effect work surfaces over. Breakfast bar. Single drainer stainless steel sink unit with a mixer tap over. Integrated fridge freezer and dishwasher. Space for a slide in cooker. Wall cupboard housing the gas fired central heating boiler. Double radiator. Double glazed window to the rear. Double glazed high level window to the side. Wood effect flooring. Double glazed stable door leads to the rear garden. Door leads to the garage.

### CONSERVATORY

Double glazed french doors and adjacent windows leads to the rear garden. Radiator. Laminate flooring. Two wall light points.

### BEDROOM ONE

Double glazed lead light bay window to the front aspect.





Radiator. Sliding door mirrored wardrobes. Coving.

#### BEDROOM TWO

Lead light double glazed window to the front. Radiator. Coving. Laminate flooring.

#### BATHROOM

This spacious bathroom has a 5 piece suite comprising a low level wc bidet vanity hand wash basin with cupboards and drawers beneath. Corner bath with a mixer tap and shower attachment. Separate shower cubicle. Radiator. Extractor fan. Wood effect flooring. Inset ceiling spotlights.



#### GARAGE

Attached to the property with an up and over door. Space and plumbing for a washing machine and tumble dryer. Window to the side. Door leads to the kitchen.

#### REAR GARDEN

This good size garden currently backs on to farmland. The garden is laid to lawn with established shrub borders. There is an ornamental pond. Garden shed and greenhouse. External lighting.

NB There is planning consent which has been granted to develop the land at the rear of the property.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

Approx Gross Internal Area  
104 sq m / 1117 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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