

stuart
thomas



- KING JOHN CATCHMENT
- TWO BEDROOMS
- EXTENDED TO THE REAR
- FITTED KITCHEN

11 Strangman Avenue, Benfleet, SS7 1RB

Guide Price £325,000

STUART THOMAS invite you to come and view this extended bungalow offering larger than average accommodation with a good size SOUTH FACING rear garden. CALL FOR AN APPOINTMENT. There is a large Lounge, dining room, fitted kitchen, two bedrooms and bathroom with white suite.



Property Description

ENTRANCE HALL

Entrance door with a bullion inset leads to the entrance hall. Built in storage cupboard. Coving. Access to the loft. Double radiator. Dado rail.

LOUNGE

22' 5" x 13' 2" narrowing to 7'9" (6.83m x 4.01m) This good size room has a feature red brick fireplace with a wooden mantle over. Dado rail. Coving. Double glazed obscure window to the side. Two radiators.

DINING ROOM

10' 1" x 7' 11" (3.07m x 2.41m) Double glazed French doors lead to the rear garden. Laminate flooring. Radiator.

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) Fitted with units at eye and base level with ample work surfaces over. Extractor cooker hood. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Double glazed windows to the rear and side and a double glazed door leading to the rear garden. Coving. Inset ceiling spotlights.



BEDROOM ONE

13' 1" x 10' 8" (3.99m x 3.25m) Double glazed Georgian style window to the front. Radiator. Fitted wardrobes and bed recess. Coving.

BEDROOM TWO

10' 1" x 8' 5" (3.07m x 2.57m) Double glazed Georgian style bay window to the front. Curved radiator. Cupboard housing the gas meter. Fitted wardrobes and high level storage cupboards. Coving.



BATHROOM

With a white 3 piece suite comprising a low level WC, pedestal wash hand basin and paneled bath with an independent shower over. Half tiled to all visible walls. Radiator. Obscure double glazed window to the side. Coving. Inset ceiling spotlights.

FRONT GARDEN

Providing off street parking for 2 vehicles.

GARAGE

With an up and over door and personal door to the rear. Approached via a shared driveway.

REAR GARDEN

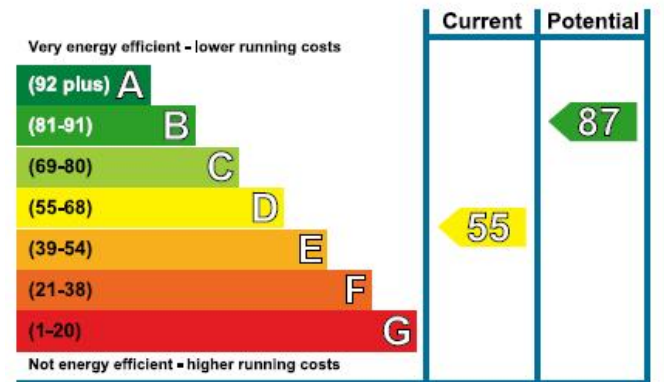
In excess of 60' laid to lawn. Established trees and shrubs. Garden shed. Awning. South facing.



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