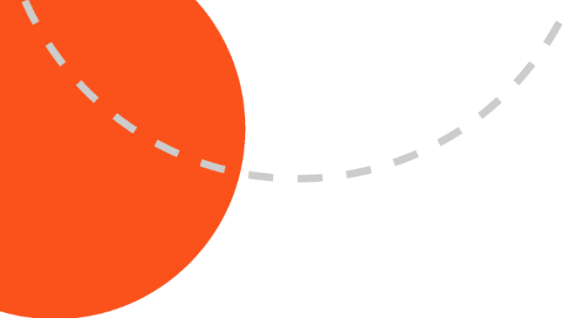




Waverley Road, Benfleet, Essex, SS7 4AZ
2 bedroom semi-detached bungalow / £375,000 / t. 01702 555888

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Offered with no onward chain, this extended **two bedroom** semi-detached bungalow occupies a generous plot with a beautiful, low-maintenance rear garden measuring approximately 90ft in depth. Requiring some general modernisation, the property offers an excellent opportunity for buyers to create a home tailored to their own tastes and requirements.

The accommodation comprises a spacious lounge/diner, kitchen, lean-to, two bedrooms and a three piece shower room, while outside there is a garage together with ample off street parking to the front. The property also offers excellent potential for further extension, subject to the necessary planning consents.

Situated in this popular turning within Benfleet, the property is conveniently positioned for easy access to major trunk roads, local bus routes and Benfleet mainline railway station. A range of local shops, amenities and supermarkets are also close by, while families will appreciate the excellent choice of nearby schools, with the property falling within the catchment areas for Robert Drake School and the Appleton School.

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Highlights

- Extended Two Bedroom Semi Detached Bungalow
- No Onward Chain
- Low Maintenance Rear Garden measuring Approx 90ft In Depth
- Large Lounge/Diner
- Garage
- Ample Off Street Parking
- Needing Modernisation
- Scope To Extend Further (subject to the necessary consent)
- Gas Central Heating
- Popular Location
- Robert Drake & Appleton School Catchments
- Close To Transport Links
- Local Shops, Amenities & Supermarkets Nearby
- EPC – tbc
- Council Tax Band - C



uPVC double glazed sliding patio doors opening to entrance porch.

**Entrance Porch **

Tiled flooring, uPVC double glazed window to front and rear, obscure double glazed entrance door opening to entrance hall.

**Entrance Hall **

Laminate flooring, radiator, loft access hatch, cupboard housing consumer unit and electric meter, doors to accommodation off.

**Lounge Diner 21'2 x 9'11 Maximum **

Fitted carpet, two radiators, power points, wall light points, coved ceiling, TV point, double glazed sliding patio doors leading to garden, thermostat control.

**Kitchen 8'4 x 7'7 **

Stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker, space and plumbing for a washing machine, further appliance space, tiled walls, laminate flooring, radiator, power points, double glazed door with window adjacent opening to lean-to.

**Lean-To 8'6 x 7'5 **

Double glazed window to side, double glazed sliding patio door leading to garden, laminate flooring, radiator, power points, TV point.

**Bedroom One 14'9 Into Bay x 9'11 **

uPVC double glazed bay window to front, laminate flooring, radiator, power points, coved ceiling, cupboard housing Baxi combination boiler.



**Bedroom Two 8'4 x 7'1 **

uPVC double glazed window to front, fitted carpet, radiator, power points, fitted wardrobes.

**Shower Room 6'5 x 5'5 **

Three piece suite comprising shower cubicle with shower over, push button WC, pedestal wash basin, tiled walls, tiled flooring, radiator, uPVC obscure double glazed window to side.

**Rear Garden **

The property benefits from a lovely rear garden measuring approximately 90ft in depth, commencing with patio whilst the remainder is laid to artificial lawn, central path leading to far rear, well stocked flower beds, timber shed to far rear, fencing to borders, outside tap, side access to front via timber gate.

**Garage 19'7 x 8'5 **

Up and over door to front, personal door to and from garden, power and light connected.

**Front Garden **

Driveway providing ample off street parking.



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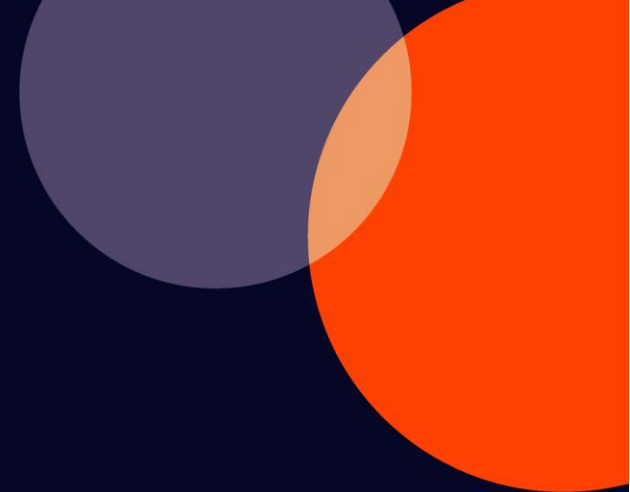
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