



36 Downer Road North, Benfleet SS7 3EG
4 bed detached bungalow / £1,800 pcm / t. 01702 555888

amos

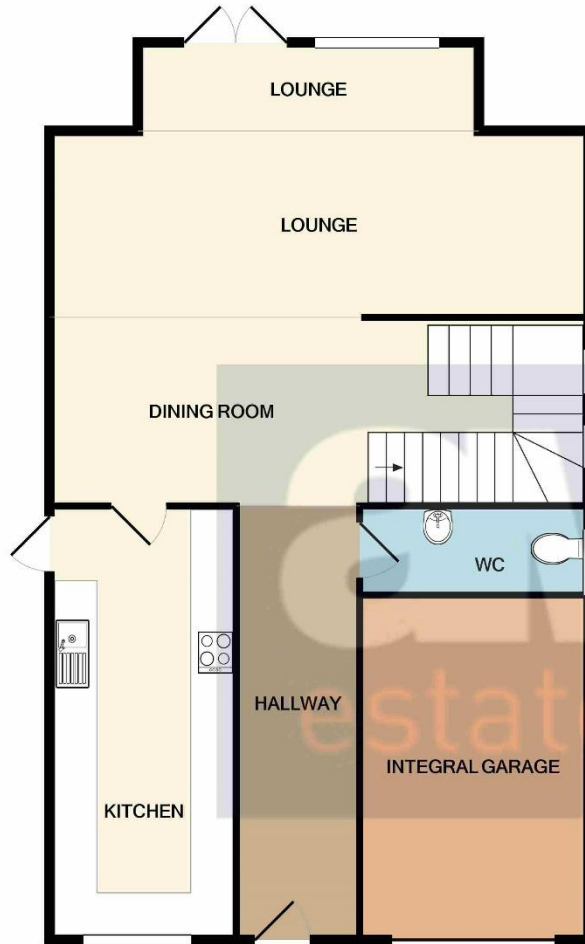


Offered to let is this large **four bedroom** detached house in Benfleet presented to a high standard throughout. Offering a large modern kitchen, an open plan dining and living room, downstairs WC, four bedrooms with en-suite shower room to master, a three piece modern luxury bathroom suite, rear garden, off street parking and garage. Available end of October.

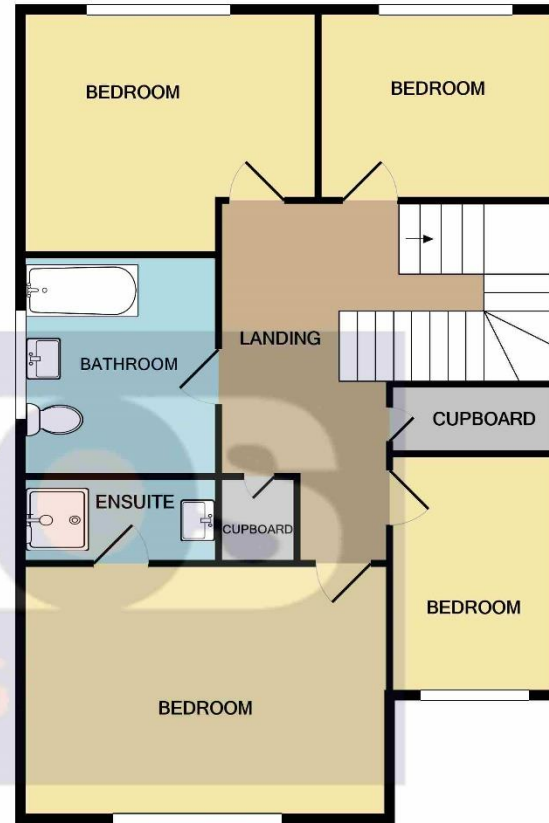
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GROUND FLOOR
APPROX. FLOOR
AREA 1020 SQ.FT.
(94.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1928 SQ.FT. (179.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Highlights

- / Lounge 16'09 x 14'0**
- / Dining Area 16'10 x 8'11**
- / Kitchen 17'05 x 7'06**
- / Ground Floor Cloakroom**
- / Bedroom One 14'01 x 10'0**
- / En-Suite Shower Room**
- / Bedroom Two 11'02 x 10'03**
- / Bedroom Three 11'08 x 8'09**
- / Bedroom Four 12'01 x 6'05**
- / Bathroom 7'00 x 5'03**
- / Off Street Parking For 3 Vehicles**
- / Available End Of October**
- / EPC Band D**

**Lounge **

16'09 x 14'0

Double glazed windows and door to rear, fitted carpet, power points, radiator.

**Dining Area **

16'10 x 8'11

Wood effect flooring, radiator, power points, stairs to first floor.

**Kitchen **

17'05 x 7'06

Lead light window, units to eye and base level with square edge work surfaces over incorporating sink and drainer unit, wood effect flooring, tiled walls, power points.

**Ground Floor Cloakroom **

Double glazed window, low level WC, wash basin, part tiled walls.

**Bedroom One **

14'01 x 10'0

Double glazed window, fitted carpet, power points, radiator.

**En-Suite Shower Room **

Shower cubicle, wash basin, fully tiled walls, wood effect flooring.

**Bedroom Two **

11'02 x 10'03

Double glazed window, fitted carpet, power points, radiator.

**Bedroom Three **

11'08 x 8'09

Double glazed window, fitted carpet, power points, radiator.



Bedroom Four \

12'01 x 6'05

Double glazed window, wood effect flooring, power points, radiator.

Bathroom \

7'00 x 5'03

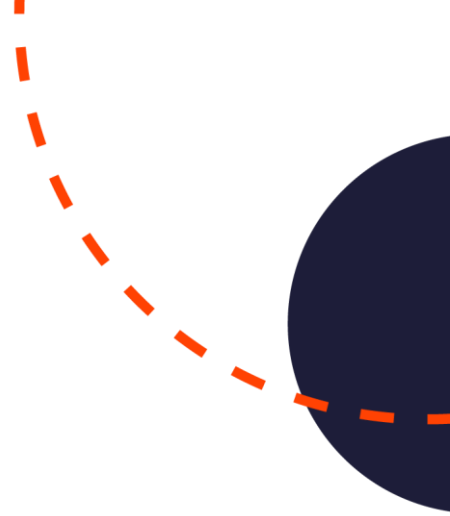
Obscure double glazed window, panelled bath with shower and screen, wash basin, low level WC, tiled flooring, tiled walls,

Outside \

Good size rear garden with decking area leading to lawn, fenced boundaries, off street parking for three vehicles to the front.

Available End Of October \ Full Referencing Required \ EPC Band D \





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