



North Benfleet, £775,000, 3 Bedroom Detached Bungalow

DEVELOPMENT POTENTIAL..... ????? SUPERB SECLUDED 0.6 ACRE PLOT

Includes: 1,425 sq ft Three Bed Detached Timber Framed Bungalow,

390 sq. ft Bar / Recreation Room, 625 sq ft Garage (Ideal to Convert to a Bungalow).

Set in a Tranquil, Rural Setting backing Farmland. **VIEWING BY APPOINTMENT ONLY**

Council Tax Band: B EPC Rating: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Burntmills Road, Essex, SS12 9JY

HUGE DEVELOPMENT POTENTIAL... PLANS PREVIOUSLY DRAWN FOR SEVERAL COTTAGES..!

SUPERB, **SECLUDED 0.6 ACRE PLOT**

TRANQUIL, RURAL SETTING BACKING FARMLAND

1,425 SQ FT DETACHED BUNGALOW WITH **THREE DOUBLE BEDROOMS**, TWO BATHROOMS AND TWO HALLWAYS

20FT 6 X 18FT LOUNGE AND **23FT 3 X 16FT 2 KITCHEN / BREAKFAST ROOM**

FANTASTIC 390 SQ FT EXTERNAL BAR / RECREATION ROOM

625 SQ FT GARAGE (IDEAL TO CONVERT TO A BUNGALOW STPP)

ON-SITE 425 SQ FT THREE BED CARAVAN WITH OPEN PLAN LOUNGE / DINING / KITCHEN

PRIVATE GATED ACCESS

VIEWING BY APPOINTMENT ONLY

Energy Performance Rating: C

Council Tax Band: B

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall

7' 0" x 6' 0" (2.13m x 1.83m)

Lounge with Windows to Two Sides

20' 6" x 18' 0" (6.24m x 5.48m)

Kitchen / Breakfast Room with Lantern Ceiling and Door to Grounds

23' 3" x 16' 2" (7.08m x 4.92m)

Inner Hallway Leads to Bathroom

Family Bathroom with Three Piece Suite and Shower over Bath

8' 0" x 5' 6" (2.44m x 1.68m)

Second Inner Hallway with Doors to Bedrooms

7' 3" x 3' 8" (2.2m x 1.11m)

Master Bedroom with En-Suite with Large Built in Cupboard

16' 8" x 12' 2" (5.08m x 3.71m)

En-Suite to Master

8' 0" x 3' 4" (2.44m x 1.02m)

Bedroom Two

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom Three

12' 2" x 10' 2" (3.71m x 3.10m)

Total Floor Area 1,425 sq. ft



.....
External Bar / Reception 390 sq. ft with Large Opening Doors to Grounds
34' 11" x 11' 2" (10.63m x 3.40m)
Lounge Area / Bar / Gym or Further Reception Area

.....
Garages 625 sq. ft
Large Garage Area Ideal to Convert to Bungalow or Chalet (STPP)



.....
On-Site Static Caravan 425 sq. ft

Open Plan Lounge / Dining / Kitchen
17' 0" x 11' 9" (5.18m x 3.58m)

T Shaped Hallway with Doors to All Rooms

Main Bedroom
12' 0" x 5' 8" (3.65m x 1.73m)

Bedroom Two
7' 9" x 5' 8" (2.36m x 1.73m)

Bedroom Three
7' 1" x 5' 2" (2.16m x 1.57m)

Shower Room with Basin and Shower Cubicle
6' 0" x 4' 0" (1.83m x 1.22m)





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Ground Floor

Approx. 132.4 sq. metres (1425.1 sq. feet)

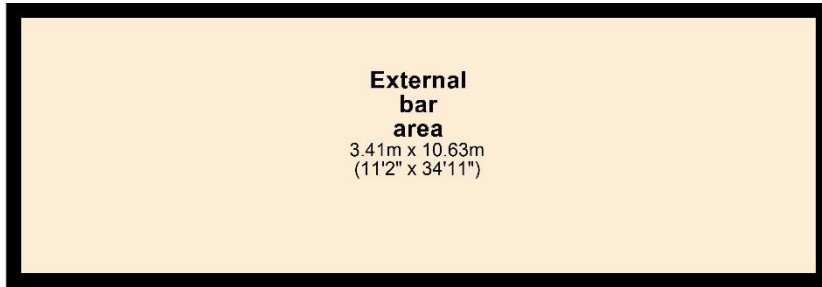


Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

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External Bar / Reception

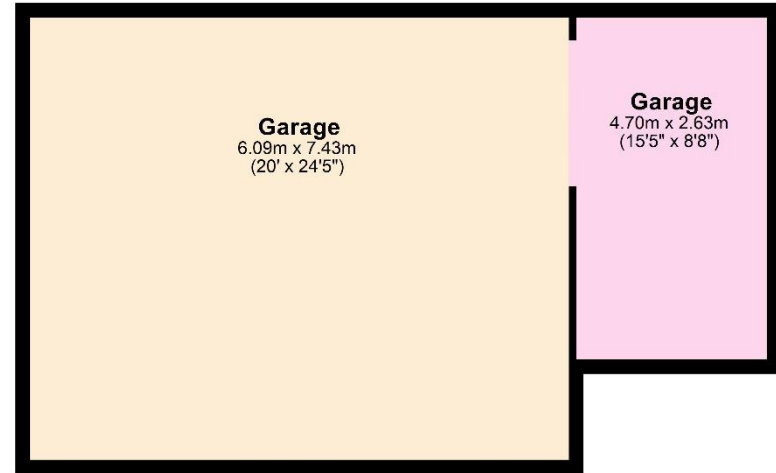
Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 36.2 sq. metres (390.2 sq. feet)

Garages / Potential Conversion to Bungalow STPP

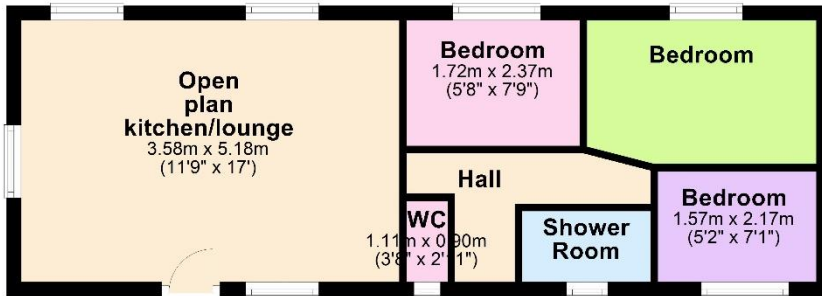
Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.2 sq. feet)

Static Home

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 39.5 sq. metres (425.0 sq. feet)

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