

**To arrange a viewing contact us
today on 01268 777400**



Clifton Avenue, Benfleet Asking price £425,000

**** SEMI DETACHED **** MODERN FITTED KITCHEN **** WELL PRESENTED ****

Situated in this popular location is this attractive three-bedroom semi-detached chalet bungalow offers spacious and versatile accommodation, making it an excellent choice for families or those looking for a well-proportioned home in a convenient location.

The property features a modern fitted kitchen with adjoining dining area, creating a practical and sociable space for everyday living and entertaining. There are three well-proportioned double bedrooms, together with a fitted family bathroom.

To the rear, the property enjoys a south-facing garden, providing a pleasant outdoor space to relax and entertain. The front of the property benefits from off-street parking.

The location provides convenient access to local schools, everyday amenities and the High Street, making it well placed for families and those wanting shops and services close by.

Offering versatile accommodation, a modern kitchen and a desirable south-facing garden, this property is well worth viewing to appreciate the space and location on offer.

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Entrance Hall

Lounge

12'1 x 9'6 (3.68m x 2.90m)

Kitchen/Diner

22'10 x 8'3 (6.96m x 2.51m)

Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)

Bedroom Three

15'9 x 6'11 (4.80m x 2.11m)

Bathroom/WC

First Floor Landing

Bedroom One

16'8 x 12'10 (5.08m x 3.91m)

External

Rear Garden

Parking To Front

165 Cliff Avenue

Approximate Gross Internal Floor Area = 97.1 sq m / 1045 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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