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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Benfleet Road, Benfleet, SS7 1QG



### GUIDE PRICE £1,500,000

Situated on the highly sought after Benfleet Road and being offered with NO ONWARD CHAIN, this impressive family home occupying a substantial 230' South facing plot which is accessed via electric gates. Finished to a high specification throughout, with spacious kitchen/dining/family room; two further reception rooms; impressive entrance hall; four bedrooms all with ensuite facilities; landscaped gardens with extensive patio; grill room/bar; complex with swim spa, hot tub and sauna, this property must be viewed to fully appreciate the many special features this property has to offer.

EPC rating - C. Our ref: 16315

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# Benfleet Road, Benfleet, SS7 1QG



Situated on the highly sought after Benfleet Road, this individual family home is offered for sale with NO ONWARD CHAIN and occupies an approximately 230' South facing plot, which is approached via double wrought iron electric gates leading to an extensive cobbled, granite in/out driveway providing ample off street parking and access to large garage with electric door.

The property has been extended which has created excellent, spacious living accommodation with an impressive 18' 2" entrance hall with feature staircase; 31' 6" kitchen/dining/family room overlooking the well maintained rear garden and fitted with luxury German units, numerous integrated appliances and quartz working surfaces incorporating a breakfast bar. There are two further reception rooms and a utility room.

On the first floor is a galleried landing providing access to the four bedrooms, all benefiting from ensuite facilities. The ensuite to bedroom one is very spacious with luxury fittings including a stand alone Victoria and Albert bath, large walk in shower and twin hand wash basins.

Externally, the South facing landscaped garden has an extensive patio incorporating a brick built grill/bar room with bi-folding doors, superbly equipped with numerous appliances. To the rear of the garden is a 39' 8" leisure complex with a good quality kitchen with integrated appliances and quartz working surfaces with large breakfast bar; spacious seating area; luxury recessed swim spa; hot tub; 6 person sauna with changing room, shower and two separate w/cs.

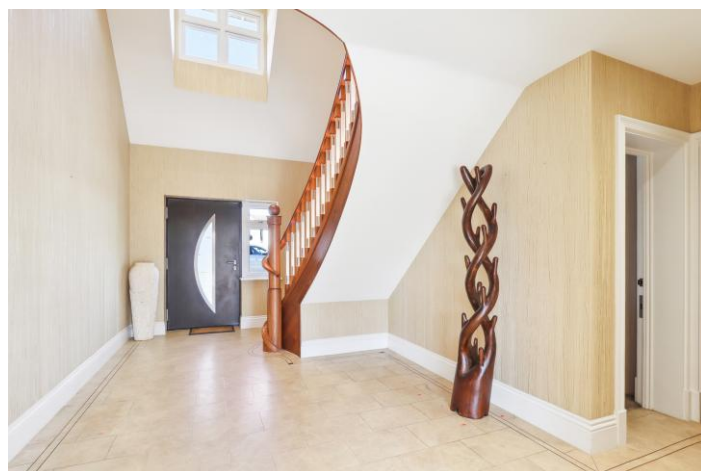
Internal viewing is highly recommended to fully appreciate the many special features this property has to offer.

Accommodation comprises:

Entrance via Hormann aluminium part glazed entrance door leading to:

## SPACIOUS ENTRANCE HALL 18' 2" x 14' 1" reducing to 10' 6" (5.54m x 4.29m > 3.2m)

With double height, smooth ceiling with inset lighting and feature chandelier with built in turning motor for easier cleaning. Double glazed window to front aspect. Bespoke wide, carpeted staircase with walnut banister and feature glazed spindles with option internal lighting. Amtico tile effect flooring with attractive border and underfloor heating. Custom made walnut doors to lounge, study and cloakroom. Part glazed double opening walnut doors to kitchen/dining/family room.



## GROUND FLOOR CLOAKROOM

Smooth ceiling with inset lighting. Two piece suite comprising close coupled dual flush w/c and vanity mounted hand wash basin with storage cupboard below. Tiled walls. Tiled floor with underfloor heating.

## LOUNGE/SNUG 20' 0" into bay x 11' 1" (6.1m x 3.38m)

Smooth ceiling with two light points. Double glazed bay window to front aspect. Carpeted floor with underfloor heating.



## STUDY 15' 7" into bay x 8' 5" (4.75m x 2.57m)

Smooth ceiling with inset lighting. Double glazed bay window to front aspect. Fitted furniture to two walls incorporating desks. Large cupboard/wardrobe. Carpeted floor with underfloor heating.



#### KITCHEN/DINING/FAMILY ROOM 31' 6" x 16' 9" (9.6m x 5.11m)

Smooth ceiling with inset lighting and inset sound system. Floor to ceiling double glazed sliding doors to rear aspect, overlooking the rear garden. Remote control blinds. Amtico tile effect flooring with underfloor heating.

##### Kitchen area:

Extensively fitted with a range of luxury German high gloss pan drawers, base, wall, and larder units with quartz working surfaces and matching upstands. Under mounted sink with Quooker tap providing hot, filtered, chilled sparkling and still water. Bank of units to one wall with twin built in Neff slide and hide ovens. Built in steam oven and microwave/combi oven. Space for an American style fridge/freezer. Integrated dishwasher. Integrated wine cooler. Large island with water fall quartz. Inset 5 zone induction hob with large ceiling mounted extractor fan. Inset Siemens Teppanyaki griddle. Brazilian wood breakfast bar. Custom walnut door to utility room.



#### Lounge and Dining areas:

Two ceiling lights. Ample space for large dining table and seating area. Wall mounted air conditioning unit.





#### UTILITY ROOM 13' 1" x 8' 0" (3.99m x 2.44m)

Smooth ceiling with inset lighting and sky light. Fitted with a range of high gloss base and wall units and square edged working surfaces. Inset stainless steel sink drainer with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Cupboard housing wall mounted gas central heating boiler. Space for additional fridge/freezer. Amtico tile effect flooring. Part glazed door to garage. Part glazed uPVC door to grill/bar room.



#### FIRST FLOOR GALLERIED LANDING

Smooth ceiling. UPVC double glazed window to front aspect. Open view of entrance hall. Walnut doors to:



#### BEDROOM ONE 20' 0" x 11' 3" (6.1m x 3.43m)

Smooth ceiling with inset lighting above bed area. UPVC double glazed window to rear aspect. Range of fitted wardrobes to one wall. Wall mounted air conditioning unit. Designer radiator. Carpeted floor. Walnut door to:



#### LUXURY ENSUITE 12' 0" x 10' 8" (3.66m x 3.25m)

Smooth ceiling. UPVC double glazed window to front aspect. Luxury four piece suite including wall mounted w/c, twin wall mounted vanity units with hand wash basins, mirrors and storage beneath, Victoria and Albert free standing bath with free standing tap and shower attachment and open walk through Porcelanosa shower with overhead rainmaker shower head, body jets and glass screen. Designer chrome radiator. Fully tiled with Porcelanosa tiles to walls and floor.



### **BEDROOM TWO 16' 2" x 10' 6" (4.93m x 3.2m)**

Smooth ceiling. Loft access hatch with drop ladder. UPVC double glazed window to rear aspect. Range of fitted wardrobes to one wall with matching chest of drawers. Carpeted floor. Walnut door to:



### **BEDROOM THREE 11' 7" x 8' 10" (3.53m x 2.69m)**

Smooth ceiling. UPVC double glazed window to side aspect. Fitted wardrobe. Radiator. Carpeted floor. Walnut door to:



### **ENSUITE SHOWER ROOM 7' 0" x 3' 10" (2.13m x 1.17m)**

Smooth ceiling with inset lighting. Obscure double glazed window to rear aspect. Three piece suite comprising close couple dual flush w/c, white gloss vanity unit with inset hand wash basin and cupboards beneath, and double shower cubicle. Chrome heated towel rail. Extractor fan. Fully tiled walls and floor.



**ENSUITE SHOWER ROOM 6' 5" x 3' 10" (1.96m x 1.17m)** Smooth ceiling with inset lighting. UPVC double glazed window to side aspect. Three piece suite comprising close coupled, dual flush w/c, white gloss vanity unit with inset hand wash basin and cupboards beneath, and shower cubicle with glass screen. Chrome heated towel rail. Extractor fan. Fully tiled walls and floor.





**BEDROOM FOUR 12' 0" max. x 8' 10" (3.66m x 2.69m)**

Smooth ceiling. UPVC double glazed windows to front and side aspects. Radiator. Carpeted floor. Walnut door to:



**ENSUITE SHOWER ROOM 5' 7" x 3' 10" (1.7m x 1.17m)**

Smooth ceiling with inset lighting. Three piece suite comprising close coupled dual flush w/c, white gloss vanity unit with inset hand wash basin and cupboards beneath and shower cubicle with glass screen. Chrome heated towel rail. Extractor fan. Fully tiled walls and floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a substantial granite, cobbled in/out driveway with remote controlled wrought iron double opening gates, providing off street parking for numerous vehicles and access to garage with electric Wallman door. Exterior lighting, exterior power, outside taps. Feature flower bed with mature shrubs.

The **SOUTH FACING REAR GARDEN** is landscaped and commences with a full width granite patio with glass balustrade, leading to lawn with granite, cobbled pathway to rear. Flower and shrub bed borders. Side access and storage to the rear of the leisure complex. Access to brick built grill/bar room.



**BRICK BUILT GRILL/BAR ROOM 23' 5" x 8' 3" (7.14m x 2.51m)**

Double glazed bi-folding doors leading on to patio. Smooth ceiling with inset lighting. UPVC double glazed window to rear aspect. Sky light. Fitted base units and pan drawers with granite working surfaces. Under mounted sink and Quooker tap providing hot, filtered, chilled, sparkling and still water. Numerous appliances including integrated fridge and freezer, oven/grill, plate warmer and wine coolers. Island/bar with wooden work surfaces. Moveable unit with induction hob. Ceramic tiled floor with underfloor heating.



### BRICK BUILT LEISURE COMPLEX 39' 8" x 26' 2" (12.09m x 7.98m)

Smooth ceiling with inset lighting and sound system. Accessed by three sets of double glazed sliding doors. This space has many features which includes a fully equipped kitchen with base units and pan drawers. Cambrian quartz working surfaces and bar with under mounted sink with Quooker tap providing hot, filtered, chilled, sparkling and still water. Numerous appliances including induction hob and Siemens teppanyaki griddle. Integrated dishwasher. Two wine coolers. Fisher and Paykel oven and American style fridge/freezer. Recessed luxury swim spa and separate hot tub. Self-contained six person infra-red sauna unit. Two storage cupboards. Wood effect floor with underfloor heating. Doors to:



### CHANGING ROOM WITH SHOWER

Smooth ceiling with inset lighting. Walk in shower with two overhead rainmaker shower heads and glass screen. Tiled walls. Wood effect tiled floor. Extractor fan.

### TWO SEPARATE W/CS

Both with close coupled w/c and hand wash basins. Fully tiled walls and floors. One cloakroom has a built in storage cupboard with hatch giving access to the underfloor area.

### UTILITY ROOM

Skimmed ceiling with inset lighting. Sonos sound and amp system. Obscure double glazed window to rear aspect. Base and eye level units with contrasting working surfaces. Space and plumbing for washing machine and tumble dryer. Inset stainless steel one and a half sink bowl drainer with mixer tap. Housing pool dehumidifier unit and combi boiler.

### GARAGE 19' x 13' (5.79m x 3.96m)

With electric Wallman door. Skimmed ceiling with inset lights. Power connected. Door to utility room.



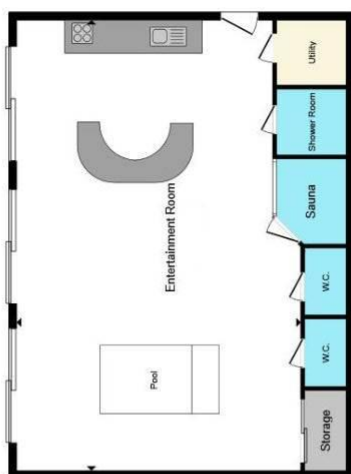




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 295.3 sq.m. (3,178 sq.ft.) approx

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.