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today on 01268 777400**



## **Kimberley Road, Benfleet Guide price £435,000**

- **Three Bedroom Semi Detached House**
- **60ft Rear Garden**
- **24ft x 13ft Main Reception Room**
- **Close to local shops and amenities**
- **Double Glazing**
- **Garage and Off Street Parking**
- **Modern 4 piece Family Bathroom**
- **Decorated and Maintained to a High Standard**
- **Gas Central Heating**
- **Within a 15 minute walk to Benfleet Train Station**

**Ticking All the boxes. Guide Price £435,000 - £450,000. Offered for sale is this 3 Bedroom Semi detached house that has been renovated to an extremely high standard. The property benefits from 3 well proportioned Bedrooms, Ground floor w/c, Modern fitted kitchen with Utility Room, Garage and 60ft rear garden. The property is located within a sought after part of South Benfleet Close to local shops, amenities and within a 15 minute walk to Benfleet Mainline Train Station.**

### Front Elevation

Commencing with a concrete driveway leading to garage, remainder is laid to lawn with concrete pathway leading to Entrance Hallway.

### Entrance Hallway

Smooth ceiling with coving, Amtico Floor laid in a herringbone pattern, radiator, built in under stairs storage cupboard, obscured double glazed window to front, composite double glazed door to front, grey fitted carpet leading to first floor, designer oak hardwood panelled doors to

### Lounge

24'4 x 13 (7.42m x 3.96m)

Smooth coved ceiling, double glazed patio doors leading to rear garden, Amtico Floor laid in a herringbone pattern, radiator x 2, open access leading to Dining Area.

### Dining Area

13'3 x 9'7 (4.04m x 2.92m)

Smooth ceiling with coving, double glazed bay window to front, radiator, Amtico Floor laid in a herringbone pattern, door returning to hallway.

### Kitchen

24'7 x 7'4 (7.49m x 2.24m )

Smooth ceiling with coving. double glazed window to side, range of off white high gloss wall and base units with wooden effect worktops over, inset stainless steel 1 and a half sink and drainer with chrome effect mixer tap over, built in electric oven, built in microwave, inset 5 burner gas hob with stainless steel and glass extractor hood over, tiled floor, open access leading through to utility room.

### Utility Room

13'6 x 8 (4.11m x 2.44m )

Smooth ceiling with coving, space for an American style fridge freezer, breakfast bar, radiator, UPVC double glazed door to rear, UPVC double glazed door to side leading to rear garden. Tiling to floor leading from kitchen.

### Ground Floor W/c

Obscured double glazed window to side. low level w/c with inset chrome effect push button flush, Ceramic sink inset into vanity unit with chrome effect mixer tap over, radiator, tiled floor.

### Landing

Smooth ceiling with loft access, grey carpet to remain, modern panelled oak doors, Obscure double glazed window to side.

### Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

Smooth ceiling with coving, double glazed window to rear, radiator, built in range of storage wardrobes, fitted grey carpet to remain.

### Bedroom Two

13'1 x 10'1 (3.99m x 3.07m)

Smooth coved ceiling, double glazed window to front, radiator, built in wardrobe, fitted grey carpet to remain.

### Bedroom Three

9 x 7 (2.74m x 2.13m )

Smooth coved ceiling, radiator, double glazed window to front, fitted grey carpet to remain.

### Bathroom

Smooth ceiling with inset spotlights, four piece bathroom suite comprising of panelled bath with mixer tap over, wall mounted vanity unit with inset ceramic sink and drainer with chrome effect mixer tap over, close coupled low level w/c with inset chrome effect push button flush, double shower with glass splash back surround and chrome effect mixer shower over, ceiling mounted extractor fan, Amtico tile effect flooring, Wall Mounted electric bathroom cabinet.

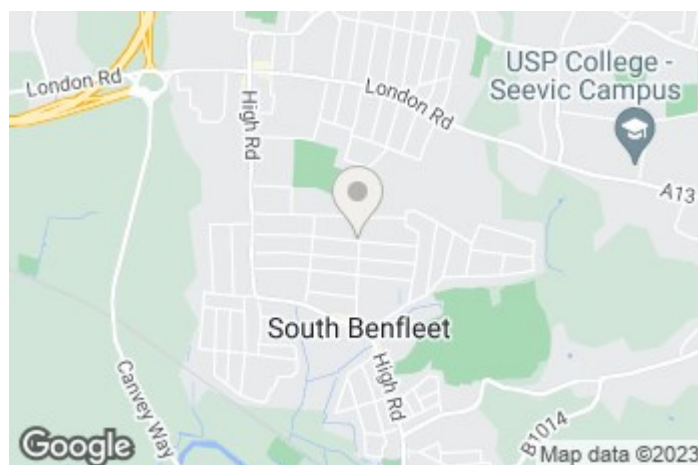
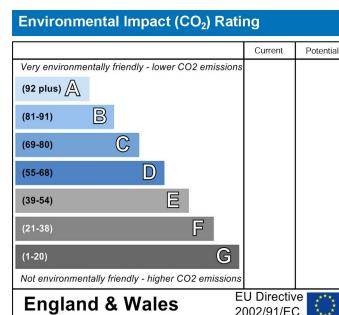
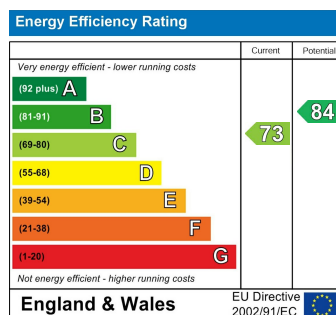
### Rear Garden

approx 60ft (approx 18.29mft )

Commencing with a raised decked area the remainder is laid to lawn with fully fenced borders, wood gate providing access to driveway and garage, additional courtesy door to Garage.

### Garage

Detached Garage with up and over door, UPVC double glazed door to side. Garage is partitioned off to two additional rooms.



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