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today on 01268 777400**



Essex Way, Benfleet £650,000

The owners are currently applying for planning permission to gain access for parking to the front of the property to make this a truly exceptional family home. A uniquely designed five-bedroom residence situated atop Essex Way, boasting stunning views and conveniently positioned within a brief stroll of both King John Senior School and Benfleet Station. This property offers generously proportioned living spaces, complemented by a secluded and easily managed garden featuring a luxurious hot tub. Additionally, a detached double garage provides ample parking and storage. Meticulously maintained by its current owners for over two decades, this cherished home exudes warmth and character. **GUIDE PRICE £650K-£700K**

Entrance Hall - Step into this inviting entrance hall through a half-glazed UPVC door. Adorned with wooden flooring, the hall boasts a turned spindle staircase with a cupboard underneath, radiator concealed within an ornamental cover, provides warmth while adding to the aesthetic appeal. The coved ceiling, and double corner cupboard complete this welcoming space.

Cloakroom/WC - A window to the side brings in natural light to this room. It features a pristine white suite comprising a close-coupled W/C with a concealed cistern and a washbasin with a mixer tap. The tiled floor and radiator add to the functionality of the space.

Lounge/Diner - This spacious triple-aspect room offers an abundance of natural light. With patio doors leading to the conservatory, two windows to the side, and one to the front, the room is beautifully illuminated. Radiators, each adorned with ornamental covers, provide warmth, while the coved and skimmed ceiling with ornamental ceiling roses adds elegance. A feature fireplace with a marble back and hearth, housing a gas coals fire, serves as a focal point in this impressive living/dining area.

Conservatory - Enjoy the tranquillity of the surroundings in this delightful conservatory. Featuring windows on the rear and side walls and French doors leading to the garden, this space is ideal for relaxation. Wall lights and a quarry-tiled floor add to its charm.

Sitting Room/Study - Flooded with natural light from windows on the front and side, this room exudes character with its original parquet flooring. The coved ceiling and radiator with an ornamental cover enhance the appeal of this versatile space.

Kitchen/Breakfast Room - Designed for modern living, this kitchen/breakfast room is both stylish and functional. Featuring a window overlooking the rear garden and a door to the side, it is fitted with sleek white gloss base and wall cupboards. High-end integrated appliances, including a Neff oven with a slide and hide door, a Neff induction hob with an extractor hood, and a Bosch dishwasher, cater to your culinary needs, washing machine and tumble dryer. Quartz worktops, fully tiled walls, and electric underfloor heating add to the luxury of this space.

Landing - Ascend to the landing where a full-height window to the side floods the space with natural light. A radiator, adorned with an ornamental cover, provides warmth while adding to the aesthetics. An airing cupboard with a foam-lagged cylinder and additional

storage space offers practicality.

Bedroom One - Retreat to this generously sized bedroom boasting windows to the rear and side, offering pleasant views. The room features a coved ceiling, a radiator with an ornamental cover, and three double pine effect floor-to-ceiling wardrobes for ample storage.

En Suite - Indulge in the luxury of the en suite bathroom featuring a white suite comprising a shower cubicle with hand-held and overhead shower attachments, a close-coupled W/C with a concealed cistern, and a vanity washbasin with mixer tap and cupboards underneath. Fully tiled walls, a chrome towel radiator, and a tiled floor add to the elegance of this space.

Bedroom Two - This charming bedroom benefits from a window to the front offering a pleasant outlook and another to the side. Complete with a radiator with an ornamental cover and a vanity washbasin with mixer tap and storage, this room offers comfort and convenience.

Bedroom Three - Enjoy the views from the full-height picture window to the front and side in this lovely bedroom. With a coved and skimmed ceiling, wood laminate flooring, and a radiator with an ornamental cover, this room exudes warmth and style.

Bathroom - Pamper yourself in the stylish bathroom featuring a white suite comprising a panelled bath with an independent power shower and shower screen, a close-coupled WC with a concealed cistern, and a vanity washbasin with mixer tap and storage. Fully tiled walls, inset lights in the ceiling, a large fitted mirror, and a radiator/towel rail complete this luxurious space.

Second Landing - Ascend to the second landing via the staircase from the first floor. This area features an eaves cupboard, a window to the side, and loft access.

Bedroom Four - Discover serenity in this bedroom with a window to the side offering pleasant views and a radiator for added comfort.

Bedroom Five - This bedroom features a window to the side and a radiator, providing a cosy and welcoming atmosphere.

Rear Garden - Step out into the secluded rear garden with a southwest outlook. The garden features a full-width Indian sandstone paved patio, pathways, and a composite decked area with a hot tub. Walled flower beds add to the charm, and a gate provides access to the

drive/garage.

Detached Double Garage - Park with ease in the detached double garage with an electric up-and-over door, light, and power. Windows to the rear and side, as well as a door to the garden, enhance functionality. Access is via a private shared access driveway off Vicarage Hill.

Essex Way

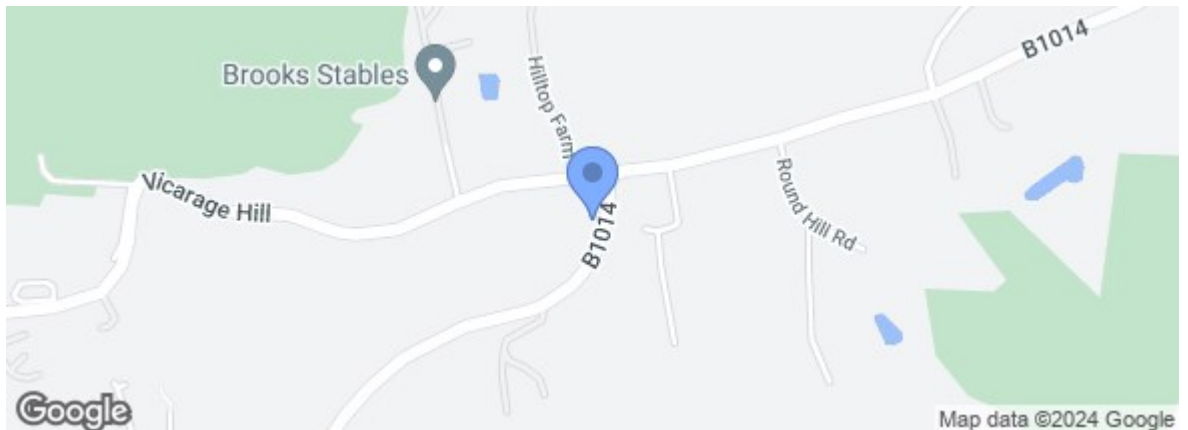
Approx. Gross Internal Area 215.3 Sq M (2317 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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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