

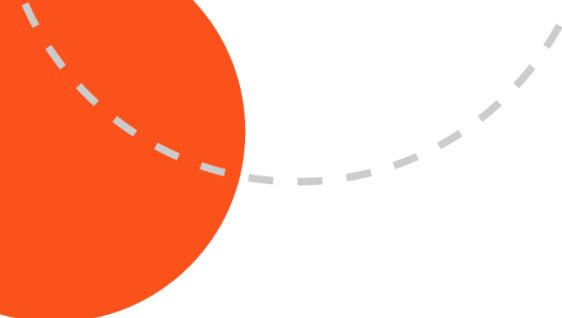


Essex Way, Benfleet, Essex, SS7 1LP

3 bed detached house / Guide Price £450,000 - £475,000 / t. 01702 555888



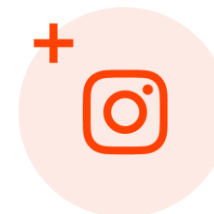




Offering plenty of charm and character whilst being in immaculate condition throughout is this deceptively spacious **three bedroom** detached family home, a short stroll from Benfleet mainline station with direct links into London Fenchurch Street. Set over three floors the accommodation includes two good size reception rooms, a well fitted kitchen and ground floor shower room together with two spacious bedrooms and w.c to the first floor whilst there is a further bedroom to the second floor. Outside won't disappoint with this beautiful and secluded rear garden with a southerly aspect and ample off street to front.

Situated in the highly regarded Essex Way, with an excellent array of shops, amenities, pubs and restaurants close by whilst also having bus routes and major trunks within easy reach. Excellent local schools can also be found nearby including being within the South Benfleet Primary and King John school catchments. This charming detached property benefits from scope for further extension (subject to the necessary consent) if so desired and must be viewed internally to fully appreciate.

Find us on

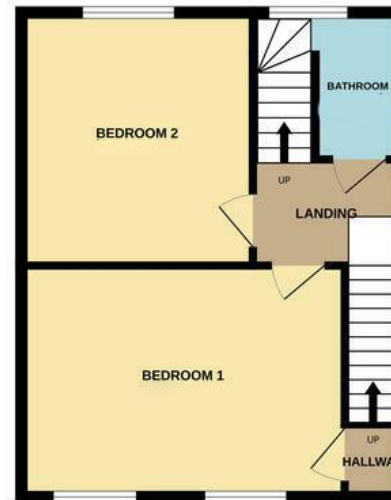


A space to call home.

GROUND FLOOR
544 sq.ft. approx.



1ST FLOOR
414 sq.ft. approx.



2ND FLOOR
252 sq.ft. approx.



TOTAL FLOOR AREA : 1210 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Charming Three Double Bedroom Detached Home**
- / Immaculately Presented**
- / Two Reception Rooms**
- / Well Fitted Kitchen With Breakfast Bar**
- / Utility**
- / Modern Ground Floor Shower Room**
- / First Floor W.C**
- / Beautiful South Facing Rear Garden**
- / Ample Off Street Parking**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Walking Distance To Benfleet Station, Shops, Pubs & Restaurants**
- / South Benfleet Primary & King John School Catchments**
- / Lovely Outlook**
- / Easy Reach Of Major Trunks Roads**
- / Viewings Advised**



Solid wood entrance door opening to:

Entrance Hall \ Fitted carpet, upvc double glazed window to side, carpeted stairs leading to first floor, radiator, smooth plastered and coved ceiling, storage cupboard, doors to accommodation off.

Lounge 14'3 Into bay x 12'4 \ Upvc double glazed square bay window to front, fitted carpet, radiator, power points, T.V point, smooth plastered and coved ceiling, feature fireplace housing electric fire.

Dining Room 11'10 x 10'10 \ Upvc double glazed window to side, fitted carpet, designer radiator, power points, smooth plastered and coved ceiling, open plan to:

Kitchen 18'2 x 6'2 \ Double bowl sink and drainer unit with swan neck tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker, breakfast bar facility, tiled splashback, further storage cupboard, smooth plastered ceiling, power points, tiled flooring, upvc double glazed windows to rear and side, archway to:

Utility Room 6' x 5'7 \ Roll edge worktops with cupboards and drawers beneath, space and plumbing for dishwasher, further appliance space, power points, upvc double glazed window to side, shelving, tiled flooring, door leading to:

Ground Floor Shower Room \ Modern three piece suite comprising walk in shower unit with drench style showerhead above and tiled surround, pedestal wash basin, low flush w.c, radiator, wood effect flooring, smooth plastered ceiling, upvc obscure double glazed window to side.

Landing \ Continuation of fitted carpet, upvc double glazed window to side, carpeted stairs leading to second floor, doors to accommodation off.



Bedroom One 15'5 x 11'1 \ Upvc double glazed windows to front providing lovely outlook over surrounding area, fitted carpet, radiator, power points, smooth plastered and covered ceiling, storage cupboard housing combination boiler.

Bedroom Two 11'3 x 10'10 \ Upvc double glazed window to rear, fitted carpet, power points, radiator.

W.C \ Two piece suite comprising low flush w.c, pedestal wash basin, fitted carpet, storage cupboard, smooth plastered and covered ceiling, upvc obscure double glazed window to rear.

Second Floor Landing/Study 10'2 Max x 5'3 \ Fitted carpet, power points, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear, feature exposed brick wall, eaves storage cupboard.

Bedroom Three 16'11 x 12'1 \ Fitted carpet, Velux window, upvc double glazed windows to side providing views over surrounding area, eaves storage cupboards, power points, further storage cupboard, radiator, feature exposed brick wall.

Rear Garden \ The property benefits from a beautifully landscaped and secluded rear garden with a sunny southerly aspect. Commencing with attractive patio providing excellent outside seating/dining facility with steps up to the remainder which is mainly laid to established lawn with various well stocked flowerbeds surrounding, pathway leading to far rear with large timber shed, screen panelled fencing to borders, side access to front, outside tap, outside lean to with door to further timber shed.

Front Garden \ Attractively block paved driveway providing ample off street parking.









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