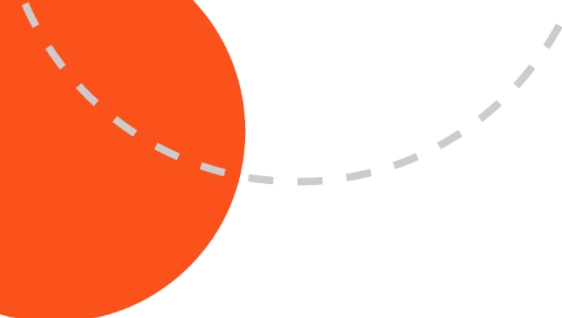




Clarence Close, South Benfleet, Essex, SS7 1DG

4 bed detached house / **Guide Price** £500,000 / t. 01702 555888





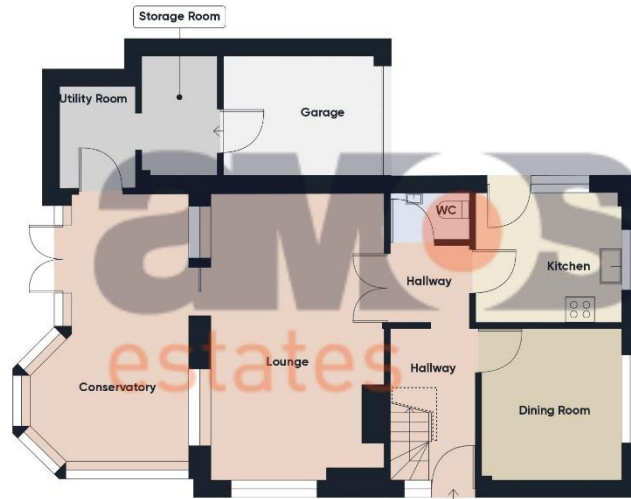
Situated in a quiet cul de sac, in a popular South Benfleet location is this deceptively spacious and versatile **four bedroom** detached family home in immaculate condition throughout. Having two reception rooms, stunning fitted kitchen, conservatory, utility room and ground floor w.c together with good size bedroom, family bathroom suite and separate shower room. Outside there a lovely rear garden with a westerly aspect, garage (some of which has been converted to utility/storage) and ample off street parking to front. We understand the combination boiler and a full re-wire was completed in the last few years.

Ideally located in this highly regarded area within easy reach of Benfleet mainline station with direct links into London Fenchurch Street, local shops, amenities and supermarkets. Excellent local schools can also be found nearby including being within the King John school catchment. This perfect family home has so much to offer and we would therefore advise viewing at your earliest convenience.

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Floor 0



Floor 1

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estates

Approximate total area⁽¹⁾

1374.53 ft²
127.7 m²

Reduced headroom

11.82 ft²
1.1 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Highlights

- / Bright & Spacious Four Bedroom Detached House**
- / Well Presented Throughout**
- / Two Reception Rooms**
- / Luxury Fitted Kitchen**
- / Large Conservatory**
- / Utility Room & Storage Room**
- / Good Size Bedrooms**
- / Three Piece Family Bathroom Suite**
- / Further Shower Room**
- / Lovely Rear Garden With Westerly Aspect**
- / Garage (partly converted)**
- / Ample Off Street Parking To Front**
- / Quiet South Benfleet Cul De Sac**
- / King John School Catchment**
- / Easy Reach of Benfleet Station & Local Shops**
- / Gas Central heating Via Recently Installed Combination Boiler**
- / Recently Re-Wired**
- / Viewings Advised**



Solid wood entrance door with obscure double glazed leadlight window adjacent opening to:

Entrance Hall \ Laminate flooring, radiator, smooth plastered and coved ceiling, power points, doors to accommodation off.

Lounge 19'10 x 11'11 \ Fitted carpet, radiator, power points, T.V point for wall mounted flatscreen television, double glazed windows to side and rear, double glazed sliding patio doors leading to conservatory.

Dining Room 10'4 x 9'7 \ Double glazed leadlight window to front, laminate flooring, radiator, power points.

Kitchen 10' x 9' \ Stunning fitted kitchen comprising ceramic sink and drainer unit with swan neck tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated double oven with four ring gas hob above and chimney style extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge/freezer, radiator, laminate flooring, tiled splashback, smooth plastered and coved ceiling, under cupboard lighting, double glazed window leadlight windows to front and side, obscure double glazed door to side.

Conservatory 18'7 x 11'3 Reducing 8'4 \ Double glazed windows to side and rear, double glazed french doors leading to rear garden, tiled effect flooring, door leading to:

Utility Room 6'11 x 5'4 \ Formerly part of the garage which has been converted to provide utility room and storage area. Tiled flooring, space for tumble dryer, storage cupboards, power points, doorway to:

Storage Area 8'8 x 5'1 \ Laminate flooring, door leading to:



Garage/Storage Facility 10'9 x 8'6 \ Up and over door to front, power and light connected, recently installed Worcester combination boiler.

Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung wash basin with tiled splashback, radiator, laminate flooring, extractor.

Landing \ Fitted carpet, power points, loft access hatch, smooth plastered ceiling, doors to accommodation off.

Bedroom One 12'9 Into Wardrobe Depth x 10' Plus Recess \ Double glazed leadlight windows to front and side, radiator, fitted carpet, power points, smooth plastered ceiling with inset spotlights, fitted wardrobes, storage cupboard.

Bedroom Two 11'11 x 9'5 \ Double glazed leadlight windows to side and rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Three 9'9 x 9'8 Max \ Double glazed leadlight windows to side and rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Four 8'9 x 6'2 \ Double glazed leadlight window to side, laminate flooring, radiator, power points, inset spotlights.

Bathroom \ Modern three piece suite comprising panelled bath with chrome controls and separate handheld attachment, pedestal wash basin, push button w.c, tiled effect flooring, radiator, obscure double glazed leadlight window to side, shaver point.

Shower Room \ Shower cubicle with shower over and tiled surround, tiled flooring, radiator.





Rear Garden \ The property benefits from a lovely rear garden measuring approximately 45ft with a westerly aspect. Commencing with area laid to patio providing outside seating facility whilst the remainder is mainly laid to established lawn, fencing to borders, outside power points, side access to front via gate.

Front Garden \ Driveway providing ample off street parking, outside tap, hedge border.



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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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