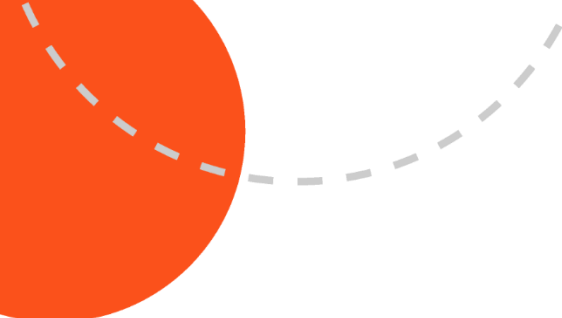




Riverview Road, South Benfleet, Essex, SS7 1JT
3 bed detached house / Guide Price £550,000 - £575,000 / t. 01702 555888

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Sitting in this prime South Benfleet turning with a beautiful outlook over the surrounding area is this immaculately presented **three bedroom** detached family home offered with no onward chain. Having two good size reception rooms, playroom/study, modern fitted kitchen, utility room and ground floor bathroom suite together with generous size bedrooms and three piece shower room to the first floor. Outside there is a low maintenance rear garden with elevated patio to enjoy the surrounding outlook, garage and ample off street parking to front. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

Situated in this extremely sought after location within the heart of South Benfleet, a short walk to Benfleet mainline station with direct links into London Fenchurch Street, Boyce Hill golf course, local shops, pubs and restaurants whilst also having excellent local schools nearby, the property being within the South Benfleet Primary and King John school catchments. Viewings advised.

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Floor 0



Floor 1

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Approximate total area⁽¹⁾

1309.21 ft²
121.63 m²

(1) Excluding balconies and terraces

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

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Highlights

- / Immaculate Three Bedroom Detached Family Home**
- / Two Reception Rooms**
- / Modern Fitted Kitchen**
- / Playroom/Study**
- / Utility Room**
- / Ground Floor Bathroom Suite**
- / Generous Size Bedrooms**
- / First Floor Shower Suite**
- / Low Maintenance Rear Garden**
- / Beautiful Outlook Over Surrounding Area**
- / Garage**
- / Ample Off Street Parking To Front**
- / Prime South Benfleet Location**
- / No Onward Chain**
- / Excellent School Catchments**
- / Walking Distanced To Benfleet Mainline Station**
- / Viewings Advised**



Composite entrance door with upvc double glazed window adjacent opening to:

Entrance Hall \ Tiled flooring, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage, smooth plastered and coved ceiling, doors to accommodation off.

Lounge 17'1 x 12' \ Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, T.V point, feature fireplace with slate hearth housing log burner.

Kitchen 12'4 x 9'11 \ Well fitted kitchen comprising Franke double bowl stainless steel sink and drainer unit with mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated fridge, integrated Hotpoint double oven, inset Hotpoint induction hob, integrated wine chiller, breakfast bar facility, power points, upvc double glazed window to side, tiled flooring, smooth plastered ceiling with inset spotlights, open to:

Dining Room 12'5 x 9'5 \ Tiled flooring, radiator, power points, smooth plastered and coved ceiling, upvc double glazed french doors with upvc double glazed windows adjacent leading to rear garden, door leading to utility room, open to:

Playroom/Study 9'10 x 6'8 \ Fitted carpet, radiator, power points, smooth plastered and coved ceiling, door to and from hallway.

Utility Room 7'8 x 4'7 \ Roll edge worktops with cupboards above, space and plumbing for washing machine and tumble dryer, further appliance space, wall mounted Glow Worm combination boiler, power points, upvc double glazed door with upvc double glazed window adjacent leading to rear garden.



Ground Floor Bathroom \ Modern three piece suite comprising panelled bath with chrome waterfall style mixer tap, vanity wash basin with waterfall style mixer tap and storage below, push button w.c, tiled flooring, half tiled to suite surround, ladder style heated towel radiator, extractor, upvc obscure double glazed window to side, smooth plastered ceiling, extractor.

Landing \ Fitted carpet, radiator, power points, smooth plastered ceiling, loft access hatch with drop down ladder (which is mostly boarded), doors to accommodation off.

Bedroom One 13'5 Into Wardrobe Depth x 10'8 \ Upvc double glazed window to rear with beautiful outlook over surrounding area, fitted carpet, radiator, power points, fitted wardrobes, eaves storage.

Bedroom Two 12' x 10'7 \ Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Three 12'5 x 8'3 \ Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered ceiling, eaves storage, further storage cupboard/wardrobe.

Shower Room \ Modern three piece suite comprising shower cubicle with drench style showerhead above, separate handheld attachment and tiled surround, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled flooring, ladder style heated towel radiator, upvc obscure double glazed window to side, smooth plastered ceiling, extractor.

Rear Garden \ A low maintenance rear garden with beautiful views over surrounding area. Commencing with block paving which in turn leads to established lawn,





elevated patio adjacent providing excellent outside seating/dining facility, fencing to borders, outside tap, side access to front via timber gate, access to:

Garage 19' x 7'7 \ Personal door to and from garden, up and over door to front, power and light connected.

Front Garden \ Block paved driveway providing ample off street parking with flowerbed laid to bark chippings adjacent.



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

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