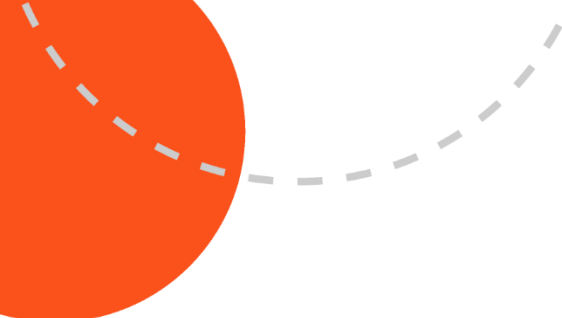




Greenways, Benfleet, Essex, SS7 5EQ

4 bed semi detached / **Guide Price** £450,000 - £475,000 / t. 01702 555888

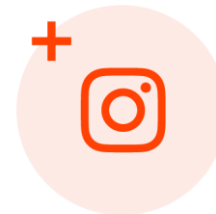




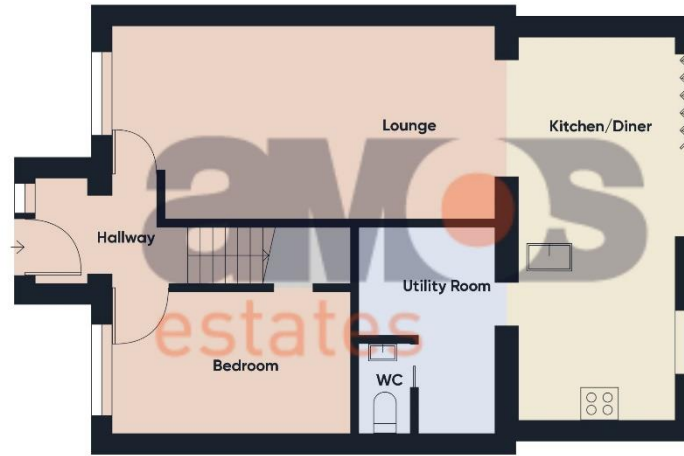
An extended, beautifully presented **four bedroom** semi detached family home tucked away in this popular South Benfleet location which has clearly been the subject of much improvement and expense by the current owner. Having large lounge open plan to stunning kitchen/diner with roof lantern, Quartz worktops and bi-folding doors, utility room, ground floor w.c and ground floor double bedroom together with three further bedrooms and a luxury bathroom suite to the first floor. Outside there is low maintenance rear garden landscaped to a high standard, to the front there is an attractive resin driveway providing ample off street parking.

Situated in this popular location within walking distance of Richmond Park and Benfleet Station with direct links into London Fenchurch Street whilst also having bus routes and access to major trunk roads close by. Excellent local schools can also be found nearby including being within the South Benfleet Primary and Appleton school catchments. Viewings Advised.

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Floor 0



Floor 1

amos
estates

Approximate total area[®]

1039.17 ft²
96.54 m²

Reduced headroom

3.79 ft²
0.35 m²

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.

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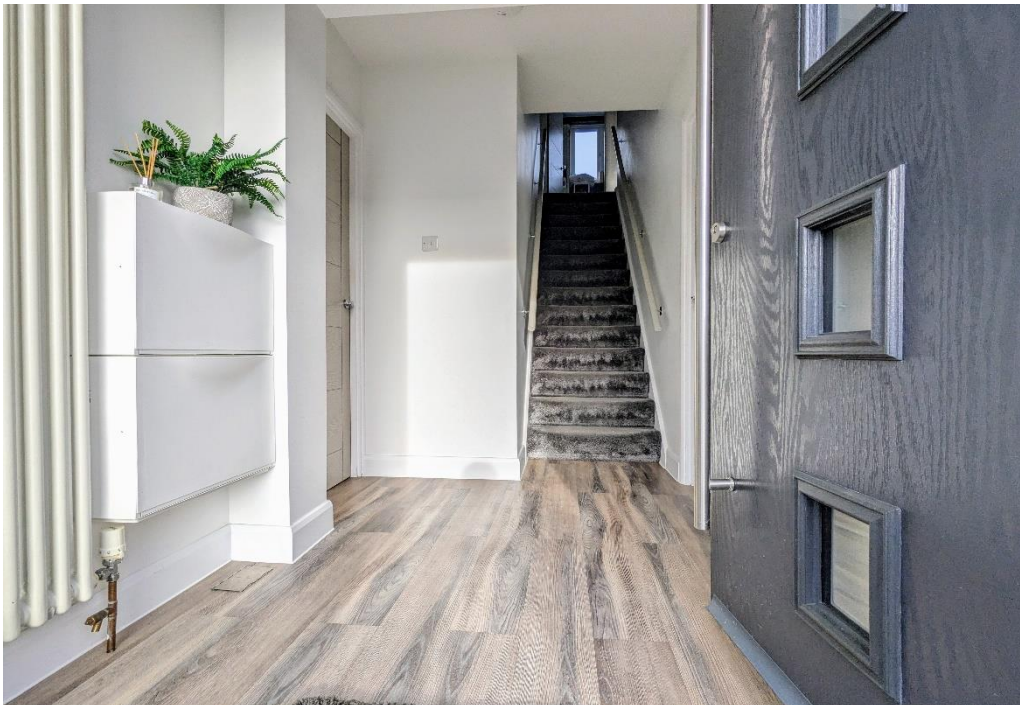


+
Beautifully
Presented



This is us
a little bit of *Crazy* a little bit of
& whole lot of *Love*





Highlights

- / Stunning & Extended Four Bedroom Semi Detached Family Home**
- / Large Lounge With Feature Remote Controlled Fire**
- / Bespoke Kitchen/Diner With Roof Lantern & Bi-Folds**
- / Utility Room & Ground Floor W.C**
- / Good Size Bedrooms**
- / Modern Family Bathroom Suite**
- / Low Maintenance Landscaped Rear Garden**
- / Ample Off Street Parking Via Resin Driveway**
- / Upvc Double Glazing Throughout With Integral Blinds To Majority**
- / High Quality Finish Throughout**
- / Combination Boiler With Nest Heating Controls**
- / Popular Location**
- / South Benfleet Primary & Appleton School Catchments**
- / Walking Distance Benfleet Station**
- / Close To Shops, Amenities & Supermarkets**
- / Viewings Advised**

Attractive entrance door with upvc obscure double glazed window adjacent leading to:

Entrance Hall \ Wood effect flooring, radiator, power points, smooth plastered ceiling, carpeted stairs leading to first floor, doors leading to accommodation.

Lounge 20'10 x 10'2 \ Upvc double glazed window to front with integral blinds, wood effect flooring, radiator, power points, Nest heating controls, T.V point for wall mounted flatscreen television with storage surrounding, feature fireplace with contemporary remote controlled fire, smooth plastered ceiling with inset spotlights, open plan to:

Kitchen/Diner 20'7 x 8'9 \ Stunning fitted kitchen open plan to dining area. Having sink with moulded drainer and swan neck tap inset into range of Quartz worktops forming breakfast bar facility with cupboards and drawers beneath and matching eye level units to opposing wall, integrated dishwasher, integrated Neff double ovens, inset Bosch five ring gas hob with Bosch extractor above, tiled splashback, power points, wood effect flooring, smooth plastered ceiling with inset spotlights, feature roof lantern, range of bi-folding doors with integral blinds leading to garden, further upvc double glazed window with integral blind to rear, space for dining table, T.V point for wall mounted flatscreen television, radiator, doorway leading to:

Utility Room 8'11 Plus Cupboard Depth x 7'4 Max \ Continuation of wood effect flooring, power points, space for American style fridge/freezer and further fridge freezer, storage units, cupboard housing combination boiler, space and plumbing for washing machine and tumble dryer, smooth plastered ceiling with inset spotlights, door leading to:

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, ladder style heated towel radiator, half tiled to walls.



Ground Floor Bedroom Four 13' x 8' \ Upvc double glazed window to front with integral blinds, fitted carpet, radiator, power points, smooth plastered ceiling, understairs storage.

Landing \ Continuation of fitted carpet, smooth plastered ceiling with inset spotlights, loft access hatch, power points, doors to accommodation off.

Bedroom One 11'1 x 10'4 \ Upvc double glazed window to front with integral blinds, fitted carpet, radiator, power points, T.V point for wall mounted flatscreen television, smooth plastered ceiling, fitted wardrobes and bedside units.

Bedroom Two 11'2 x 7'10 \ Upvc double glazed window to front with integral blinds, fitted carpet, power points, radiator, smooth plastered ceiling T.V point for wall mounted flatscreen television, fitted wardrobe.

Bedroom Three 8'6 x 8'4 \ Upvc double glazed window to rear with integral blinds, fitted carpet, power points, radiator, smooth plastered ceiling, T.V point for wall mounted flatscreen television, fitted wardrobe.

Bathroom 10'4 x 8'1 Max \ Luxury three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, vanity wash basin with storage below, push button w.c, smooth plastered ceiling with inset spotlights, tiled to three walls, tiled effect flooring, radiator, upvc obscure double glazed window to rear.

Rear Garden \ A lovely landscaped rear garden laid to astro turf with patio adjacent providing excellent outside seating facility, the patio continues to large sideway with side access to front, fencing to borders, outside tap, outside lighting.





Front Garden \ Attractive resin driveway providing ample off street parking with outside lighting.









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

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