

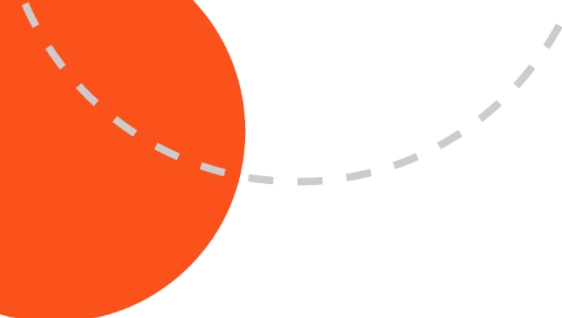


Rosemead, Benfleet, Essex, SS7 4JQ

3/4 bed semi detached house / **Guide Price** £425,000 - £450,000 / t. 01702 555888



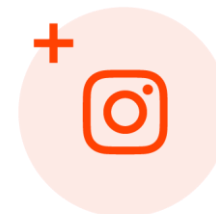




Sitting on a generous corner plot is this extended and versatile **three/four bedroom** semi detached family home. Having two reception rooms, conservatory, luxury fitted kitchen/breakfast room, study/ground floor bedroom and ground floor shower room together with three bedrooms and a family bathroom suite to the first floor. Also boasting a large 'L' shaped rear garden with rear vehicular access and car port providing extensive parking facility for numerous vehicles. An opportunity for further extension (subject to the necessary consent) is also an option if so desired.

Situated in this convenient location within easy reach of Woodside playing fields, local shops and amenities whilst also having transport links via bus routes, Benfleet mainline station and major trunk roads a short way away. Excellent local schools can also be found nearby, the property being within the Appleton school and King John school catchments. Viewings Advised.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1150 SQ.FT

(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.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Spacious & Extended Three/Four Bedroom Semi Detached House
- / Generous Size Corner Plot
- / Two Reception Rooms
- / Conservatory
- / Modern Fitted Kitchen/Breakfast Room
- / Study/Ground Floor Bedroom
- / Ground Floor Shower Room
- / Three First Floor Bedrooms
- / Family Bathroom Suite
- / Large 'L' Shaped Rear Garden
- / Rear Vehicular Access To Car Port & Extensive Parking Facility
- / Gas Central Heating
- / Appleton School & King John School Catchments
- / Easy Reach Of Transport Links
- / Close To Woodside Park, Shops, Amenities & Supermarkets
- / Viewings Advised



Double glazed entrance door with obscure double glazed window adjacent opening to:

Entrance Hall \ Fitted carpet, radiator, power points, carpeted stairs leading to first floor, loft access hatch, doors to accommodation off.

Lounge 16' x 13' \ Double glazed window to front, fitted carpet, two radiators, feature brick fireplace, smooth plastered and covered ceiling, T.V point, power points, understairs storage cupboard, thermostat control. Open plan to:

Dining Room 11'10 x 9'11 \ Fitted carpet, radiator, power points, smooth plastered and covered ceiling, double glazed sliding doors leading to:

Conservatory 19'4 x 7'2 \ Double glazed windows to rear and side, double glazed sliding patio doors leading to garden, power points, double glazed sliding door to and from kitchen/diner.

Kitchen/Diner 22' x 9'1 Max \ Modern fitted kitchen/diner comprising double bowl stainless steel sink and drainer unit inset into range of attractive square edge worktops with matching splashbacks, cupboards and drawers beneath and matching eye level units, integrated oven, integrated dishwasher, integrated fridge and freezer, space and plumbing for washing machine, inset four ring gas hob with extractor over, double glazed windows to side and rear, T.V point, smooth plastered and covered ceiling, under cupboard lighting, vinyl flooring, radiator, storage cupboard, power points, door to and from hallway.

Study/Ground Floor Bedroom Four 10'11 x 7'10 \ Double glazed window to side, fitted carpet, radiator, power points, covered ceiling.

Ground Floor Shower Room \ Three piece suite comprising shower cubicle with shower over and tiled surround, wall hung wash basin, low flush w.c, radiator, half tiled to remaining walls, smooth plastered and covered ceiling, extractor, obscure double glazed window to front.



Landing \ Continuation of fitted carpet, double glazed window to side, loft access hatch, doors to accommodation off.

Bedroom One 13'1 x 11'3 Into Wardrobe Depth \ Double glazed window to front, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes with mirror fronted sliding doors.

Bedroom Two 11'3 x 10' \ Double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Three 9' x 7'10 \ Double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes with mirror fronted sliding doors.

Bathroom \ Three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush w.c, obscure double glazed window to side, tiled to bath surround and half tiled to remainder, radiator, extractor, smooth plastered ceiling, airing cupboard housing immersion tank and shelving.

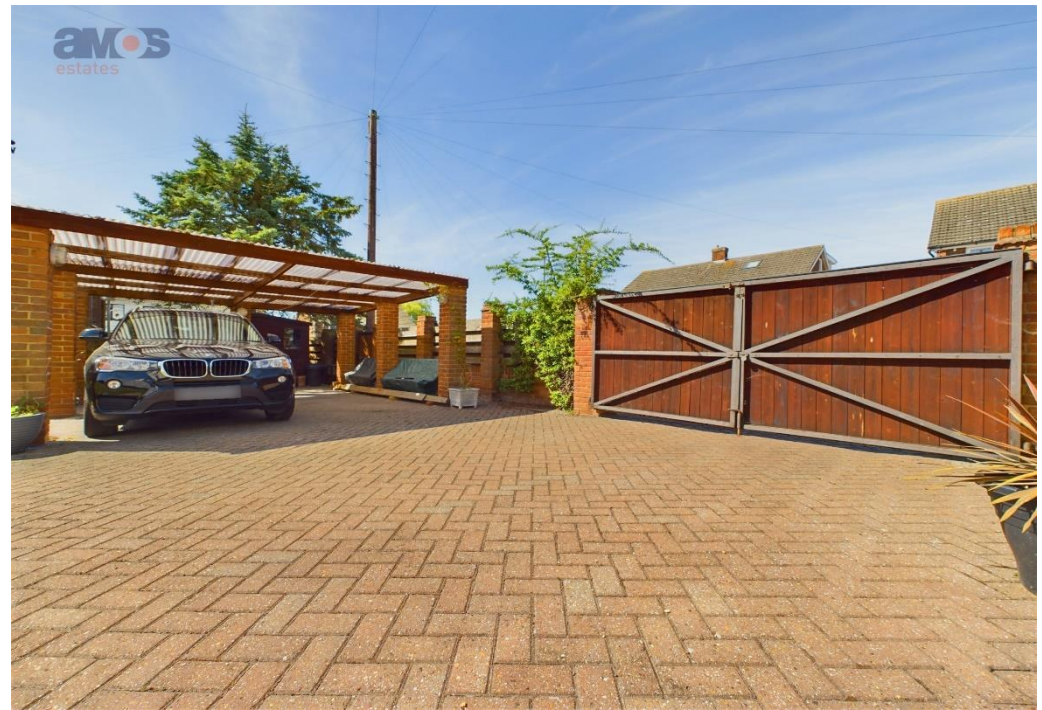
Rear Garden \ Sitting on a generous corner plot the property benefits from a good size rear garden measuring approximately 60ft in depth x 55ft in width at its maximum measurements. Commencing with area laid to patio whilst the remainder is mainly laid to established lawn. Large expanse of block paving adjacent with car port and parking for numerous vehicles access via rear double gates, screen panelled fencing to borders, side gate, outside tap, two timber sheds.

Front Garden \ Mainly laid to established lawn with pathway to property, retaining brick wall to front.











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

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