

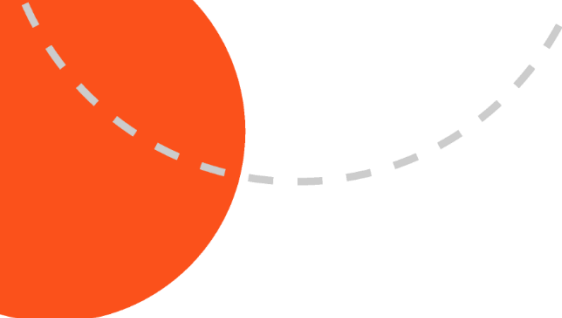


St. Marys Drive, South Benfleet, Essex, SS7 1LH

4 bed semi detached family home / £450,000 / t. 01702 555888







Situated in 'St.Marys Drive', a sought after turning within the heart of South Benfleet is this extended, well presented **four bedroom** semi detached family home. Having large lounge/diner, modern fitted kitchen/breakfast room, utility, ground floor bedroom and shower room together with three bedrooms and a family bathroom suite to the first floor. Step outside and you'll find a beautiful rear garden measuring approximately 60ft in depth, large garage and off street parking to front. Also benefiting from double glazing throughout and gas central heating via combination boiler.

Ideally located a short walk away from Benfleet mainline station with direct links into London Fenchurch Street whilst bus routes and major trunk roads are also within easy access. Local shops, restaurants, pubs and supermarkets are within easy reach. Excellent local schools can also be found nearby, the property being within the South Benfleet and King John school catchments.

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call home.**

GROUND FLOOR



1ST FLOOR



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Highlights

- / Extended Four Bedroom Semi Detached Family Home**
- / Versatile Accommodation**
- / Large Lounge/Diner**
- / Modern Fitted Kitchen/Breakfast Room**
- / Utility Room**
- / Ground Floor Bedroom**
- / Ground Floor Shower Room**
- / Three First Floor Bedrooms**
- / Family Bathroom Suite**
- / Beautiful Rear Garden Measuring Approximately 60ft**
- / Garage & Off Street Parking**
- / Highly Desirable South Benfleet Location**
- / South Benfleet Primary & King John School Catchments**
- / Walking Distance To Benfleet Mainline Station**
- / No Onward Chain**
- / Viewings Advised**

Double glazed entrance door opening to:

Entrance Hall \ Fitted carpet, carpeted stairs with timber balustrade leading to first floor, feature obscure stained glass window to side, smooth plastered ceiling, radiator, doors to accommodation off.

Lounge/Diner 24'9 Into Bay x 12'7 Max \ Double glazed leadlight bay window to front, fitted carpet, two radiators, power points, T.V point, smooth plastered ceiling, double glazed french doors leading to rear garden, attractive feature fireplace housing gas fire, double doors leading to:

Kitchen/Breakfast Room 15'9 x 9'7 Max \ Modern fitted kitchen comprising stainless steel sink and drainer unit with swan neck tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated double oven, inset four ring gas hob with chimney style extractor above, space and plumbing for dishwasher, tiled splashbacks, power points, integrated fridge, double glazed windows to side and rear, laminate flooring, radiator, good size storage cupboard, door to:

Utility Room 9'1 x 4'6 \ Roll edge worktops with space and plumbing below for washing machine and tumble dryer, wall mounted Vaillant combi condensing boiler, power points, double glazed window to rear, tiled flooring, smooth plastered ceiling, space for fridge/freezer, double glazed door to side leading to garden.

Ground Floor Bedroom Four 9'11 x 8'1 \ Double glazed leadlight bay window to front and further double glazed leadlight window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

Ground Floor Shower Room \ Three piece suite comprising shower cubicle with shower over and tiled surround, push button w.c, vanity wash basin with chrome controls, tiled splashback and



storage below, tiled flooring, obscure double glazed window to side, ladder style heated towel radiator.

Landing \ Fitted carpet, power points, loft access hatch, storage cupboard, doors to accommodation off.

Bedroom One 15'10 Max x 10'9 \ Double glazed window to rear, fitted carpet, radiator, power points, obscure double glazed window to side, smooth plastered ceiling, large storage cupboard/walk in wardrobe.

Bedroom Two 9'8 x 9'7 Max \ Double glazed leadlight window to front, fitted carpet, power points, radiator, smooth plastered ceiling.

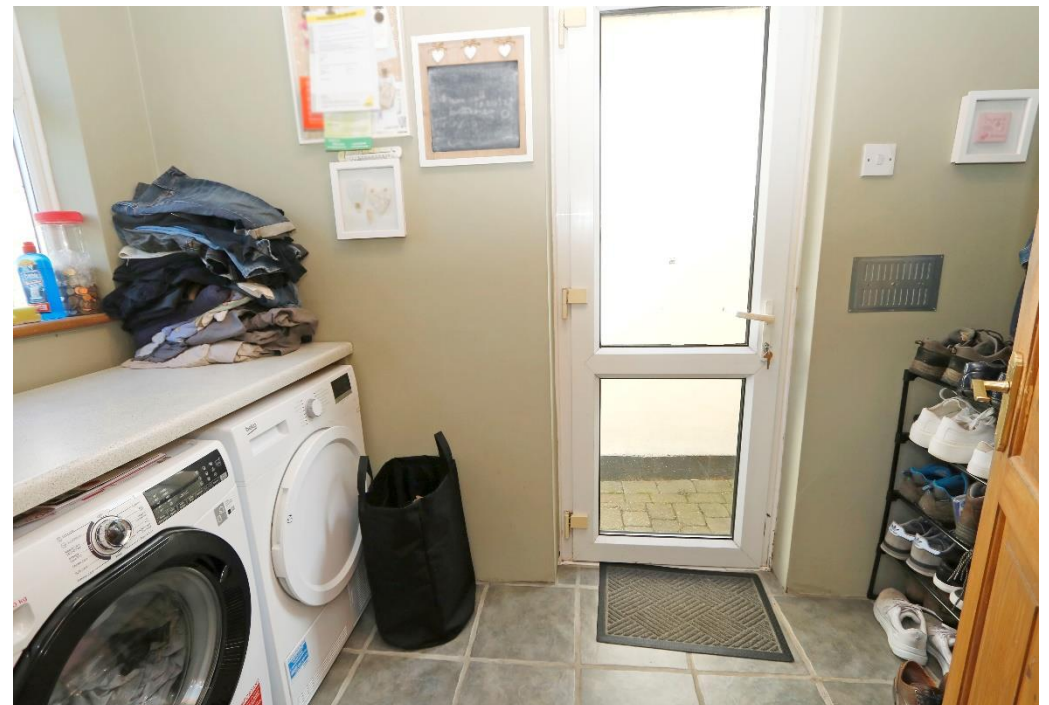
Bedroom Three 9'7 Max x 8'11 \ Double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

Bathroom \ Modern three piece suite comprising panelled bath with separate handheld attachment, wall hung wash basin with chrome waterfall style mixer tap, push button w.c, tiled effect flooring, tiled walls, radiator, obscure stained glass window to side, smooth plastered ceiling.

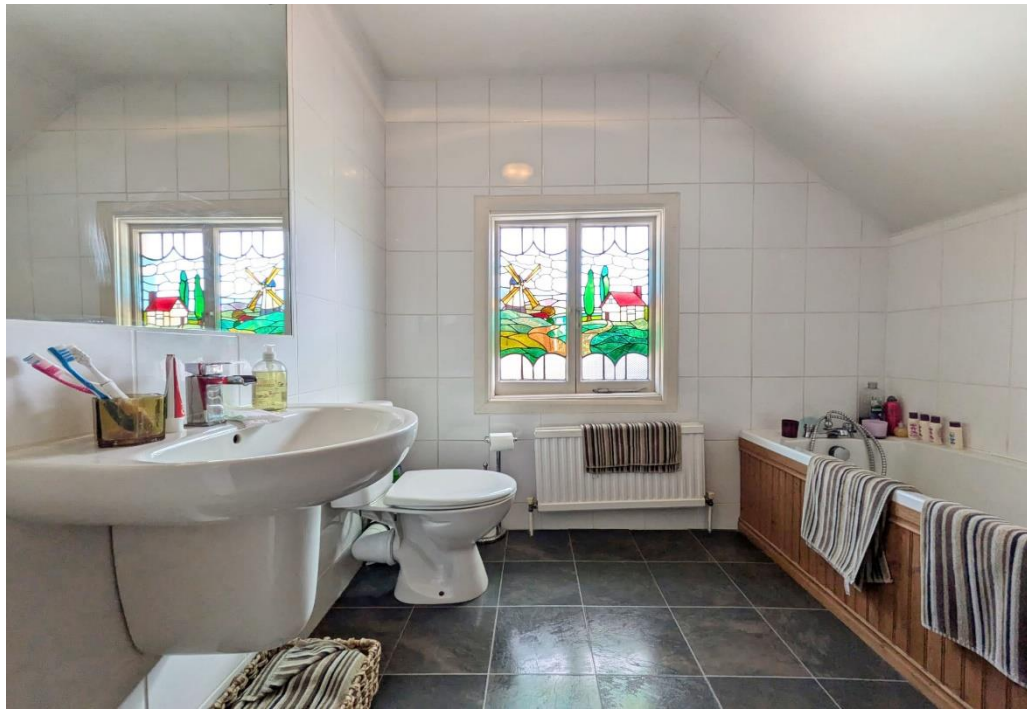
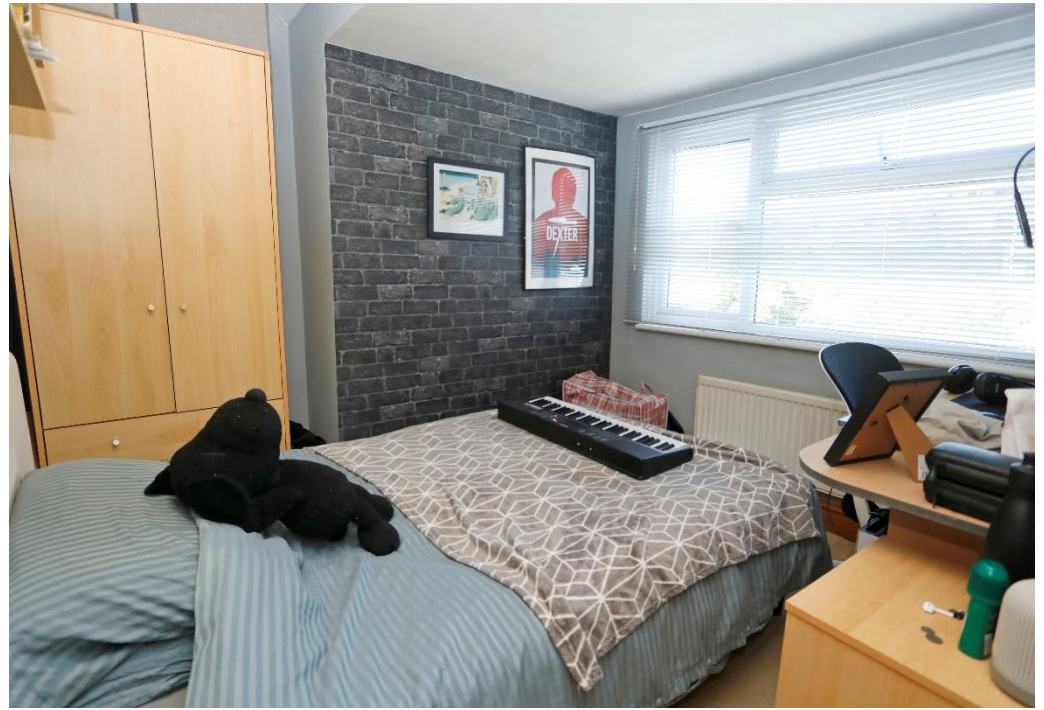
Rear Garden \ The property benefits from a beautiful rear garden measuring approximately 60ft. Commencing with area laid to patio providing excellent outside seating facility whilst the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, further elevated patio to far rear providing further seating, timber shed, side access to front via timber gate, access to:

Garage 27'10 x 10'4 \ Personal door to and from garden, up and over door to front, window to rear, power and light connected.

Front Garden \ Block paved driveway providing off street parking with lawned area adjacent, retaining brick wall to front.









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