

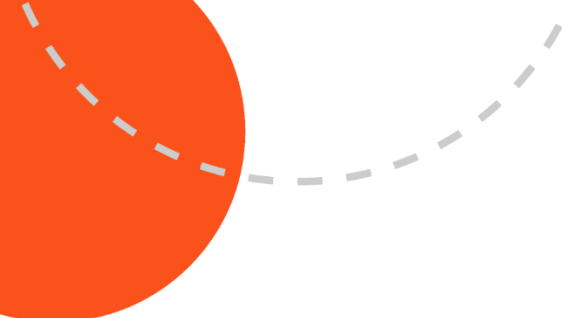


Felstead Road, Benfleet, Essex, SS7 1BJ  
3 bed detached house / £450,000 / t. 01702 555888









Situated in this popular turning within both Kents Hill Infant/Junior and the King John school catchments is this immaculately presented **three bedroom** detached family home with a low maintenance west facing rear garden. Accommodation includes large reception hall, bright and spacious lounge, modern fitted kitchen/diner and a stunning four piece ground floor bathroom suite together with three bedrooms and a shower room to the first floor. Also benefiting from garage, storage facility, bar/office and ample off street parking to front.

Located in a popular yet convenient turning within Benfleet, having local transport links via Benfleet mainline station, major trunk roads and local bus routes within easy access whilst local shops, amenities and supermarkets are a short distance away. This lovely family home has so much to offer and must be viewed internally to be fully appreciated.

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# A space to call home.











## Highlights

- / Well Presented Three Bedroom Detached Family Home
- / Large Reception Hall
- / Bright & Spacious Lounge
- / Modern Fitted Kitchen/Diner
- / Stunning Four Piece Ground Floor Bathroom Suite
- / Three Bedrooms To First Floor
- / First Floor Shower Room
- / Low Maintenance West Facing Rear Garden
- / Bar/Study
- / Storage Facility
- / Garage & Ample Off Street Parking
- / Gas Central Heating Via Worcester Combination Boiler
- / Double Glazing Throughout
- / Kents Hill Infant/Junior & King John School Catchments
- / Popular Turning
- / Easy Access To Local Transport Links



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

**Reception Hall 11'9 x 8'11** \ Fitted carpet, radiator, power points, smooth plastered and coved ceiling, understairs cupboard, carpeted stairs with timber balustrade leading to first floor, thermostat control, doors to accommodate off.

**Lounge 17'2 x 12'3** \ Upvc double glazed leadlight bay windows to front, fitted carpet, radiator, power points, T.V point, wall light points, smooth plastered and coved ceiling, feature fireplace housing gas fire.

**Kitchen/Diner 17'2 x 10'5 Max** \ Well fitted kitchen open plan to dining area comprising stainless steel sink and drainer unit with swan neck mixer tap inset into worktops with cupboards and drawers beneath and matching eye level units, integrated fridge and freezer, space and plumbing for washing machine space for Range style cooker, tiled splashbacks, under cupboard lighting, power points, smooth plastered and coved ceiling with inset spotlights, upvc double glazed leadlight window to rear with upvc double glazed door adjacent leading to garden, tiled flooring, radiator, upvc double glazed sliding patio doors leading to garden, further worktop with storage surrounding.

**Ground Floor Bathroom 9'11 x 5'5** \ Stunning four piece suite comprising free standing bath with chrome controls, vanity wash basin with chrome mixer tap and storage below, push button w.c, large corner shower cubicle with drench style showerhead above and separate handheld attachment, tiled walls and flooring, upvc obscure double glazed window to side, designer radiator, smooth plastered and coved ceiling with inset spotlights.

**Landing** \ Fitted carpet, smooth plastered and coved ceiling, storage cupboard leading to eaves, doors to accommodation off.









**Bedroom One 12'5 x 10'10** \ Upvc double glazed leadlight window to front, fitted carpet, radiator, power points, smooth plastered ceiling, fitted wardrobes.

**Bedroom Two 10'10 x 8'9** \ Upvc double glazed leadlight window to rear, fitted carpet, power points, radiator, cupboard housing Worcester combination boiler, fitted wardrobes.

**Bedroom Three 7'7 x 7'6** \ Upvc double glazed window to side, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Shower Room** \ Three piece suite comprising large shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, radiator, upvc obscure double glazed window to side, extractor.

**Rear Garden** \ The property benefits from a low maintenance landscaped rear garden with a west facing aspect. Commencing with area laid to decking with high quality slate patio adjacent both providing outside seating facilities, the remainder is laid to astro turf, fencing to borders, side access to front via gate, outside power points, outside tap, access to bar, garage and storage facility.

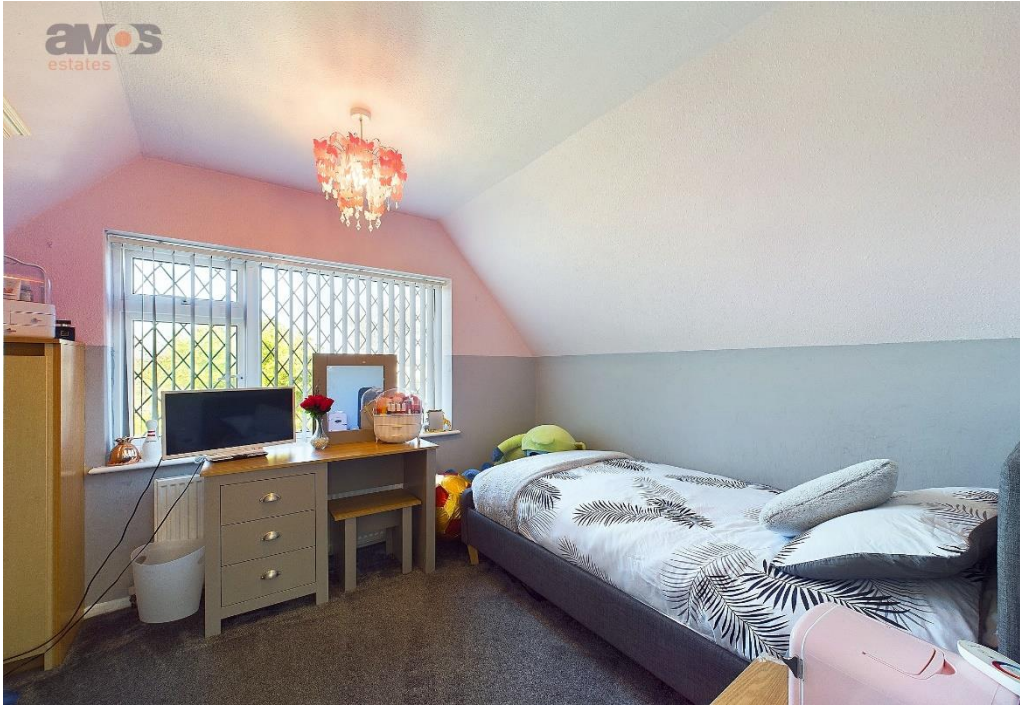
**Bar/Office 11' x 9'1** \ A great space which can be used for a variety of purposes. Upvc double glazed door and window to side, fitted carpet, electric radiator, power points.

**Storage Facility 9'5 x 7'9** \ Upvc double glazed door to side, door leading to:

**Garage 16'8 x 9'** \ Up and over door to front, power and light connected.







**Front Garden** \ Large block paved driveway providing ample off street parking with retaining brick wall to side and front.



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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).**

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