



Downer Road North, Benfleet, Essex, SS7 3EG

3 bed semi detached house / Offers In Excess Of £435,000 / t. 01702 555888

amos





No expense has been spared in the creation of this exceptional, extended **three bedroom** family home in Benfleet, finished from top to bottom to the highest of standards. Boasting large hallway, stunning fitted kitchen/diner open plan to lounge with bi-folds to rear, ground floor w.c and utility room together with good size bedrooms and a luxury bathroom suite. Outside there is a private rear garden, garage (currently used as a gym) and off street parking to front.

Situated in Downer Road North, a popular turning within Benfleet with local shops, amenities and supermarkets close by. Excellent local schools can also be found nearby, the property being within the Robert Drake and Appleton school catchment. Local transport links are also a short distance away. Offered with no onward chain, we would strongly advise viewing this property at your earliest convenience.

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A space to call home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Highlights

- / **Stunning Three Bedroom Semi Detached House**
- / **Extended To Rear**
- / **High Quality Finish Throughout**
- / **Luxury Kitchen/Diner Open Plan To Lounge**
- / **Utility Room**
- / **Ground Floor W.C**
- / **Good Size Bedrooms**
- / **Modern Family Bathroom Suite**
- / **Private Rear Garden**
- / **Garage & Off Street Parking**
- / **No Onward Chain**
- / **Completely Renovated Throughout**
- / **Gas Central Heating Via Combination Boiler**
- / **Excellent School Catchments**
- / **Easy Reach Of Transport Links**



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

**Entrance Hall 17'7 x 7'1 Max **Tiled effect flooring, designer radiator, power points, smooth plastered ceiling with inset spotlights, ample understairs storage, carpeted stairs with timber balustrade and glass inserts leading to first floor, doors to accommodation off.

**Kitchen/Diner Incorporating Lounge 30'6 x 15'4 Maximum Measurements **Commencing with kitchen/diner having stunning newly fitted kitchen comprising sink with moulded drainer inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch dishwasher, integrated AEG oven with AEG five ring gas hob above and chimney style extractor over, integrated fridge/freezer, tiled splashbacks, power points, smooth plastered ceiling with inset spotlights, two designer radiators, tiled effect flooring. Open plan to lounge having laminate flooring, range of bi-folding doors to rear elevation providing outlook and access to rear garden, power points, T.V point, designer radiator, smooth plastered ceiling with inset spotlights.

**Utility Room 9'4 x 4'11 **Quartz worktops with high gloss cupboard beneath and above, space and plumbing for washing machine and tumble dryer, tiled splashbacks, power points, tiled effect flooring, upvc obscure double glazed door to side leading to sideway, smooth plastered ceiling with inset spotlights.

**Ground Floor W.C **Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled effect flooring, smooth plastered ceiling, extractor, door leading to garage.

**Landing **Fitted carpet, smooth plastered ceiling with inset spotlights, loft access hatch with drop down ladder (we understand is well insulated and boarded), doors to accommodation off.



Bedroom One 15'7 Into Wardrobe Depth x 8'9 \ Upvc double glazed windows to front, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights, fitted wardrobes with sliding doors.

Bedroom Two 11'4 x 9'4 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

Bedroom Three 8'4 x 5'11 \ Upvc double glazed window to rear fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

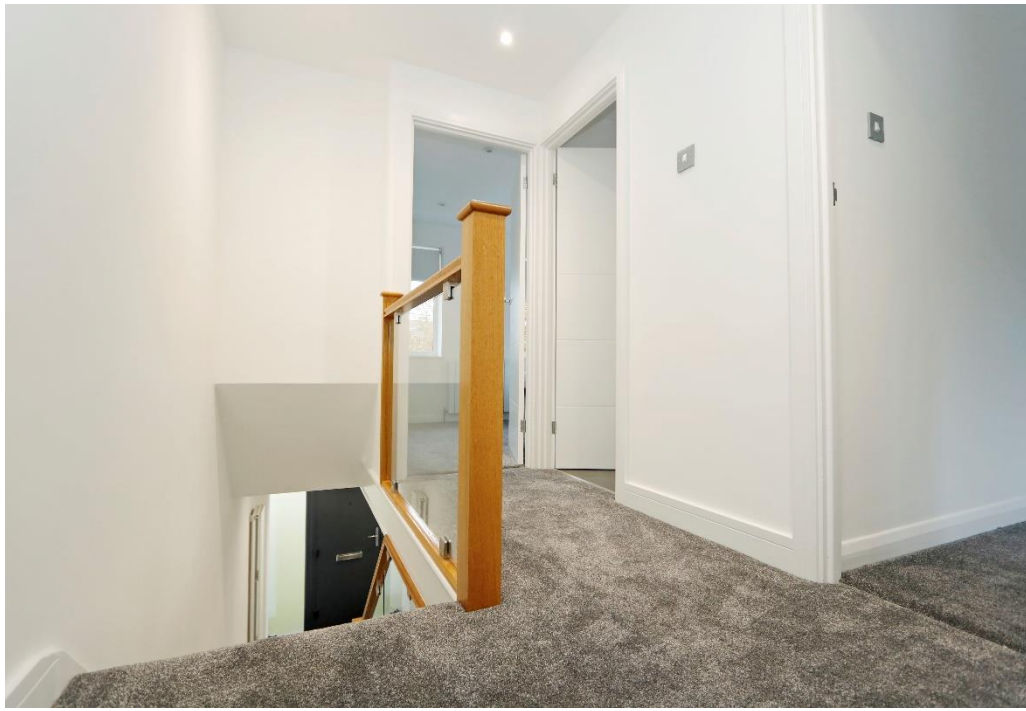
Bathroom 9'4 Max x 5'3 \ Luxury three piece suite comprising panelled bath with chrome controls and shower over, push button w.c, vanity wash with chrome mixer tap and storage below, Quartz display shelving, tiled effect flooring, smooth plastered ceiling with inset spotlights, vanity mirrored unit with LED lighting, heated towel radiator, storage cupboard with shelving.

Rear Garden \ The property benefits from a private rear garden approximately 45ft in depth. Commencing with area laid to concrete with retaining brick wall surrounding, steps up to large expanse of established lawn with flowerbed adjacent, large timber shed, fencing to borders, outside tap, outside power points, outside lighting, side access to front via gate.

Garage 13'1 x 8'8 \ Currently used as a gym, having up and over door to front, power and light connected, housing meters, personal door to and from ground floor w.c.

Front Garden \ Driveway providing off street parking.









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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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