

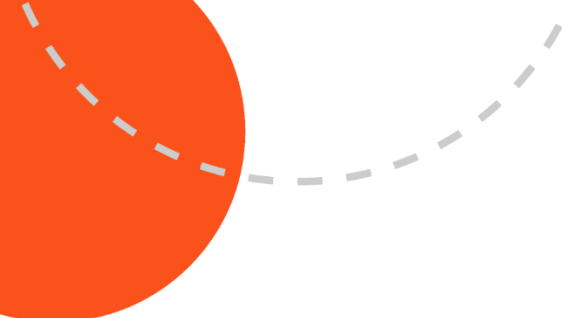


St. Mary's Drive, South Benfleet, Essex, SS7 1LH  
4 bed semi detached family home / **Fixed Price** £450,000 / t. 01702 555888





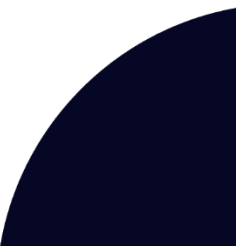
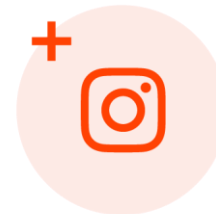




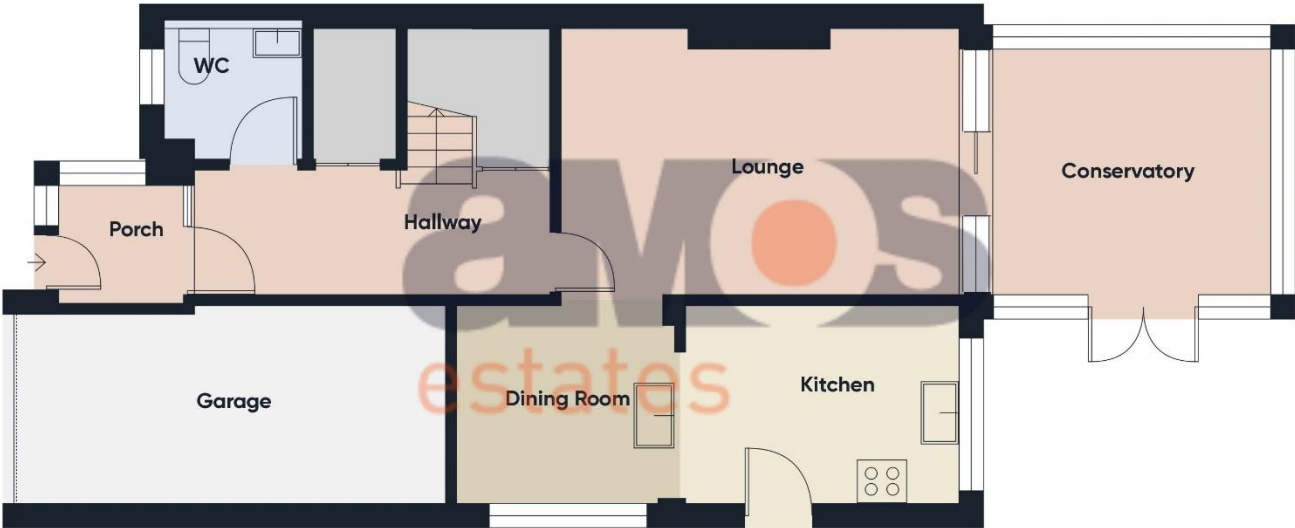
Situated in this highly sought after turning within South Benfleet is this deceptively spacious and well presented **four bedroom** semi detached family home. Boasting good size lounge, modern fitted kitchen/diner, conservatory and ground floor w.c together with generous size bedrooms and a three piece family bathroom suite. Outside there is a landscaped rear garden measuring approximately 60ft in depth, garage and off street parking to front. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

Located a short stroll from local shops, restaurants and Benfleet mainline station with direct links into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the South Benfleet Primary and King John school catchments. This lovely family home has so much to offer and we would therefore advise viewing at your earliest convenience.

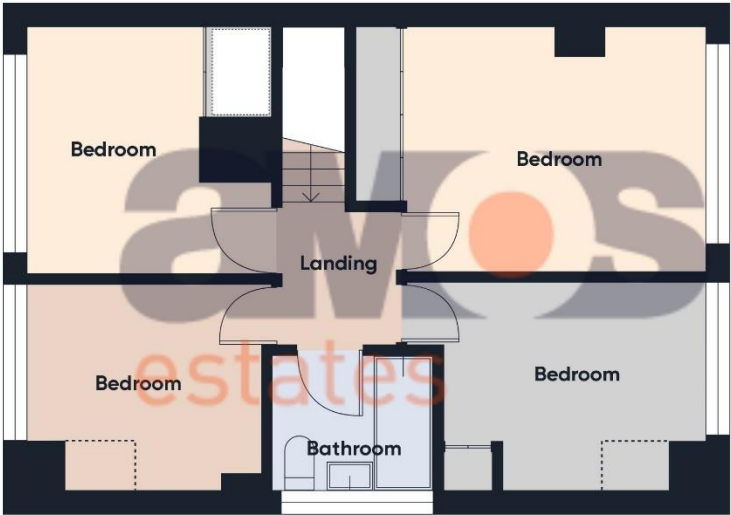
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A space to  
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1232.8 ft<sup>2</sup>  
114.53 m<sup>2</sup>

Reduced headroom

10.96 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

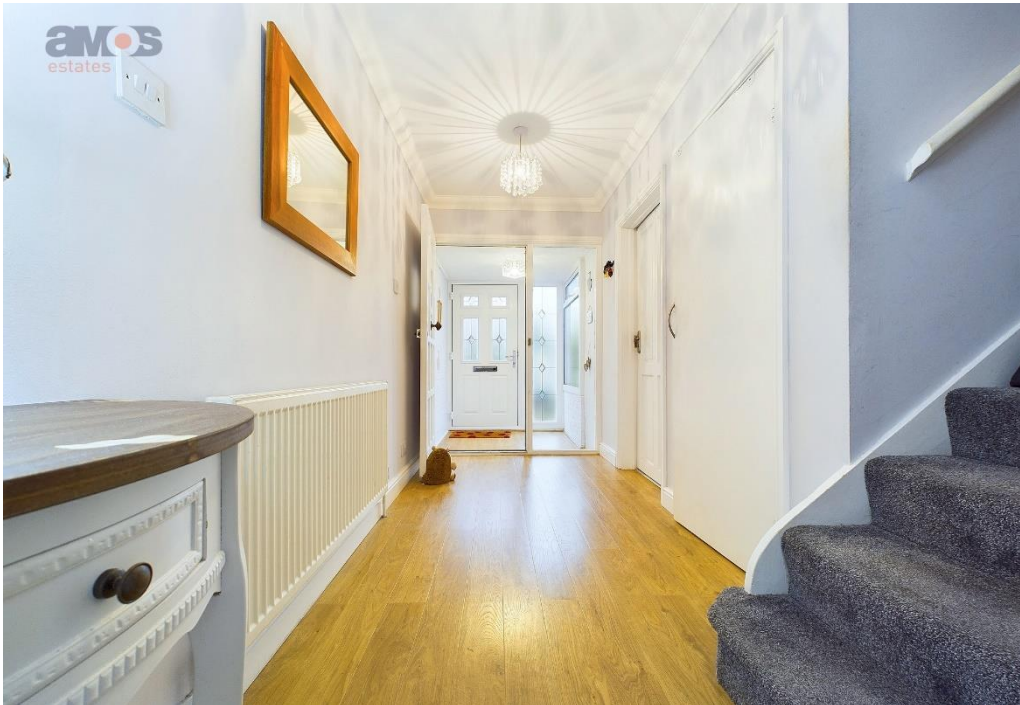
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









## Highlights

- / Well Presented Four Bedroom Semi Detached Family Home
- / Deceptively Spacious
- / Large Lounge
- / Modern Fitted Kitchen/Diner
- / Conservatory
- / Ground Floor W.C
- / Generous Size Bedrooms
- / Three Piece Family Bathroom Suite
- / Landscaped Rear Garden Measuring Approx. 60ft
- / Garage & Off Street Parking
- / Sought After South Benfleet Location
- / Walking Distance To Benfleet Station, Shops & Amenities
- / South Benfleet Primary & King John School Catchments
- / Major Trunk Roads Within Easy Access
- / Viewings Advised

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

**Entrance Porch** \ Upvc obscure double glazed window to side, laminate floor, timber entrance door with window adjacent opening to:

**Entrance Hall** \ Laminate flooring, radiator, power points, understairs storage cupboard, further storage cupboard housing space and plumbing for washing machine and tumble dryer, carpeted stairs leading to first floor accommodation, doors to accommodation off.

**Lounge 15'9 x 10'9** \ Laminate flooring, radiator, power points, T.V point, upvc double glazed sliding patio doors leading to conservatory, doorway to:

**Kitchen/Diner 20'2 x 7'10** \ Modern fitted kitchen open plan to dining area. Comprising ceramic sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch double oven, inset Bosch four ring induction hob with chimney style extractor above, space and plumbing for washing machine, wine rack, tiled splashbacks, power points, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear and further upvc double glazed window to side, upvc double glazed door to side leading to sideways, radiator, tiled effect flooring, space for American style fridge/freezer.

**Conservatory 11'3 x 10'1** \ Upvc double glazed windows to sides and rear, upvc double glazed french doors to side leading to rear garden, laminate flooring, radiator, power points.

**Ground Floor W.C** \ Two piece suite comprising push button w.c, vanity was basin with chrome mixer tap and storage below, upvc obscure double glazed window to front, smooth plastered ceiling, heated towel radiator.









**Bedroom One 12'4 Plus Wardrobe Depth x 10'3** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, range of fitted wardrobes with mirror fronted sliding doors.

**Bedroom Two 10'10 x 8'6** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, storage cupboard.

**Bedroom Three 10'1 x 7'4** \ Upvc double glazed window to front, radiator, power points, built in storage cupboards, fitted carpet.

**Bedroom Four 9'6 x 8'8** \ Upvc double glazed window to front, fitted carpet, radiator, power points.

**Bathroom** \ Three piece suite comprising panelled bath with shower over and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled effect flooring, heated towel radiator, upvc obscure double glazed window to side.

**Rear Garden** \ The property benefits from a landscaped rear garden measuring approximately 60ft in depth. Commencing with area laid to composite decking providing excellent outside seating facility, steps up to pathway leading to far rear, sleeper flowerbeds, further composite decking to far rear with large timber shed adjacent, outside power points, outside tap, side access to front via timber gate.

**Front Garden** \ Block paved driveway providing off street parking.

**Garage 16'9 x 8'** \ Up and over door to front, wall mounted combination boiler, power and light connected, housing meters.















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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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