

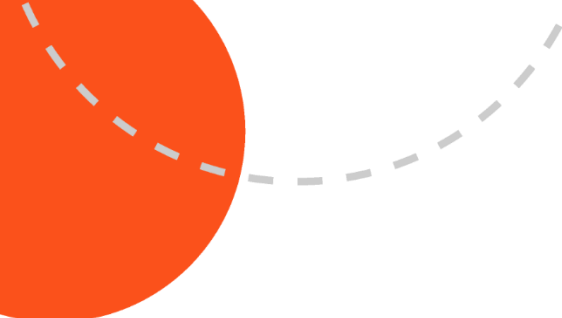


Boyce Green, South Benfleet, Essex, SS7 5LF

4/5 bed detached house / Guide Price £650,000 - £675,000 / t. 01702 555888



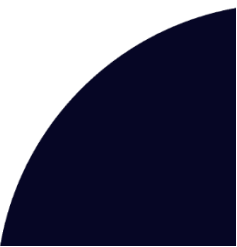




Welcome to this impressive, extended **four/five bedroom** detached residence spanning in excess of 1800 square feet and situated in a highly sought after cul de sac in the heart of South Benfleet. Enjoying an elevated position with lovely views over the surrounding area, this beautifully presented home is just a short walk from Benfleet mainline station, making it ideal for commuters. The property boasts a stunning kitchen/diner/family room, spacious lounge and ground floor w.c together with a versatile ground floor bedroom or study. Upstairs, you'll find four generously sized bedrooms, a contemporary family bathroom, and a walk-in wardrobe to the master. Plumbing is already in place for a potential en-suite, and doors have been installed in preparation for a balcony-planning permission for which has previously been granted (now lapsed). Outside there is a recently landscaped south facing rear garden coupled with off street parking to front.

Nestled in the peaceful 'Boyce Green' cul-de-sac, just moments from Boyce Hill Golf Course and the High Road's array of shops and amenities, this property is ideally located within the catchment areas for both South Benfleet Primary and the highly regarded King John School. Thoughtfully designed for comfort, space, and flexibility, this outstanding family home offers everything needed for modern living. Call now to arrange your viewing!

Find us on

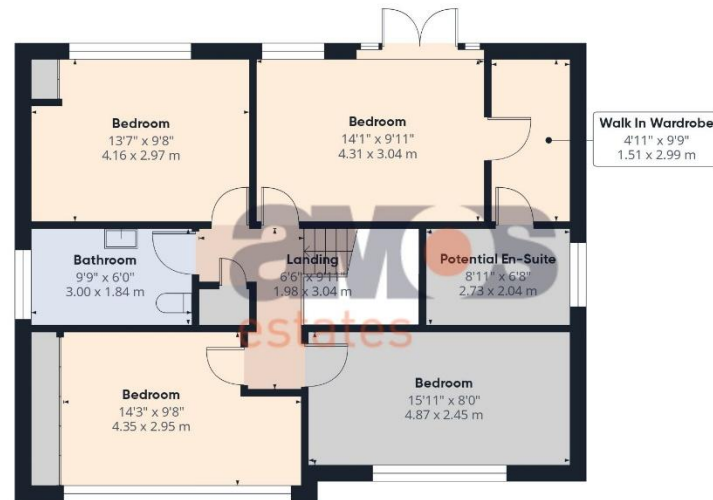


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First Floor



Floor 1

Approximate total area⁽¹⁾

1813 ft²
168.7 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Highlights

- / Spacious, Extended Four/Five Bedroom Detached Family Home
- / Beautifully Presented Accommodation
- / Stunning Open Plan Kitchen/Diner/Family Room
- / Large Lounge
- / Utility Room
- / Ground Floor Bedroom Five/Study/Playroom
- / Ground Floor W.C
- / Four Generous Size Bedrooms To The First Floor
- / Walk In Wardrobe & Potential En-Suite (plumbing in place) To Master
- / Plans Previously Passed (now lapsed) For Balcony To Rear
- / Modern Family Bathroom
- / Recently Landscaped South Facing Rear Garden
- / Walking Distance To Boyce Hill Golf Course & Benfleet Station
- / Close To Shops & Amenities
- / South Benfleet Primary & King John School Catchments
- / Off Street Parking
- / EPC Band - D



Double glazed entrance door opening to:

Entrance Hall \ Herringbone style flooring leading to fitted carpet, radiator, power points, carpeted stairs with timber balustrade leading to first floor, steps down leading to w.c, smooth plastered ceiling, doors to accommodation off.

Kitchen/Diner/Family Room 33'2 x 16'8 \ A stunning, bright and spacious reception room incorporating well fitted kitchen. Comprising square edge worktop with attractive cupboards and drawers beneath and matching eye level units, integrated oven, further expanse of square edge worktop forming breakfast bar facility with matching cupboards and drawers below, inset sink with brushed brass mixer tap, filter tap, inset induction hob, space and plumbing for dishwasher, Herringbone style flooring, power points, smooth plastered ceiling with inset spotlights and LED lighting, two radiators, T.V point, range of floor to ceiling aluminium sliding doors to rear elevation leading to garden, space for American style fridge/freezer, door leading to utility room and open to lounge.

Lounge 16' x 12'1 \ Excellent size reception room having upvc double glazed window to front, fitted carpet, vertical radiator, power points, T.V point, attractive panelling to one wall, smooth plastered ceiling, door to and from hallway.

Utility Room 8'10 x 8'8 \ Modern fitted utility comprising sink and drainer unit with mixer tap inset into attractive worktop with high gloss cupboards below and above, integrated oven, space and plumbing for washing machine and tumble dryer, Herringbone style flooring, smooth plastered ceiling with inset spotlights, power points, upvc obscure double glazed window to side with door adjacent leading to sideways.

Ground Floor Bedroom Five/Study 16'3 x 8'3 \ upvc double glazed window to front, wood effect flooring, radiator, power points, smooth plastered ceiling with inset spotlights, T.V point, fitted storage units.





Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung wash basin with mixer tap, smooth plastered ceiling with inset spotlights, radiator, wood effect flooring.

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

Bedroom One 14'1 x 9'11 \ Stunning master suite comprising fitted carpet, upvc double glazed windows to rear with attractive outlook over surrounding area, upvc double glazed french doors to rear in readiness for balcony if so desired (subject to consent, with previous plans passed), radiator, internet point, T.V point, smooth plastered and vaulted ceiling, door leading to:

Walk In Wardrobe 9'9 x 4'11 \ Smooth plastered ceiling, ample storage, door to:

Potential En-Suite 8'11 x 6'8 \ A blank canvas with potential to create your own bespoke en-suite with plumbing/waste already in place.

Bedroom Two 14'3 x 9'8 \ Upvc double glazed window to front with attractive outlook over surrounding area, fitted carpet, power points, internet point, T.V point, smooth plastered ceiling with LED lighting.

Bedroom Three 13'7 x 9'8 \ Upvc double glazed window to rear with attractive outlook over surrounding area, fitted carpet, power points, radiator, internet point, smooth plastered ceiling, storage cupboard.

Bedroom Four 15'11 x 8' \ Upvc double glazed window to front with attractive outlook over surrounding area, fitted





carpet, power points, two internet points, T.V point, smooth plastered ceiling with LED lighting.

Bathroom 9'9 x 6' \ Modern three piece suite comprising large corner panelled bath with chrome controls and separate handheld attachment, push button w.c, pedestal wash basin with chrome mixer tap and tiled splashback, upvc obscure double glazed window to side, smooth plastered ceiling, tiled to bath surround, wood effect flooring, heated towel radiator.

Rear Garden \ The property benefits from a lovely south backing rear garden commencing with area laid to shingle with newly installed patio adjacent providing outside seating facility, the remainder is mainly laid to established lawn, flower beds, shed, fencing to borders, timber gate to rear providing access to alleyway which leads to Boyce Hill golf course and High Road, side access to front via timber gate.

Front Garden \ Driveway providing off street parking with lawned area adjacent.



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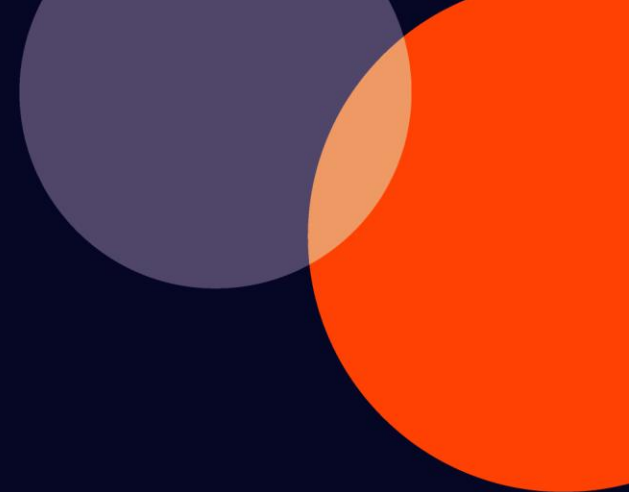
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