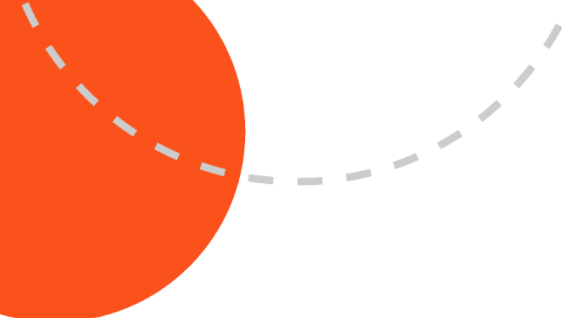




1 Greenoaks Close, South Benfleet, Essex, SS7 1HQ
4 bed detached house / Guide Price £525,000 - £550,000 / t. 01702 555888





Welcome to this beautifully presented **four bedroom**, two bathroom detached family home, tucked away in this sought after cul de sac within South Benfleet. Featuring a good size lounge, stunning fitted kitchen/diner and ground floor w.c together with en-suite bathroom to master bedroom and a further family bathroom suite. Outside there is a lovely landscaped rear garden, storage facility and off street parking. Also benefiting from a lovely outlook over surrounding area towards Boyce Hill golf course from this elevated position.

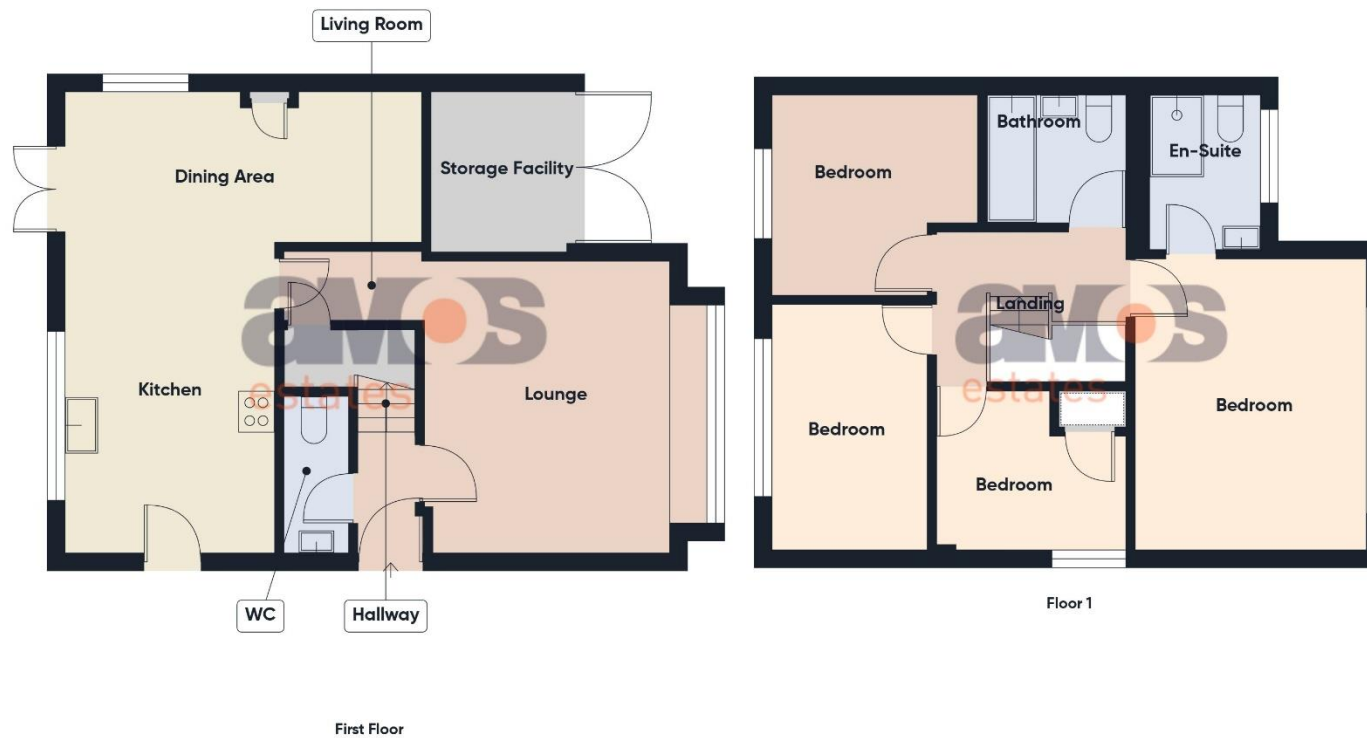
Situated in a popular location within easy reach of local shops, amenities and Benfleet mainline station with direct links into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the Kents Hill Infant/Junior and King John school catchments. This immaculate home offers comfort and convenience, early viewings advised.

Find us on



A space to call home.

amos
estates



Approximate total area⁽¹⁾
1094 ft²
101.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360





Highlights

- / Immaculate Four Bedroom Detached Family Home
- / Good Size Lounge
- / Stunning Fitted Kitchen/Diner
- / Ground Floor W.C
- / Modern En-Suite Shower Room To Master
- / Luxury Family Bathroom Suite
- / Landscaped Rear Garden With Seating Areas
- / Storage Facility
- / Off Street Parking
- / Gas Central Heating Via Combination Boiler
- / Upvc Double Glazing Throughout
- / Quiet Cul De Sac Within South Benfleet
- / Easy Reach of Benfleet Station & Bus Routes
- / Close To Shops & Amenities
- / Kents Hill Infant/Junior & King John School Catchments
- / Viewings Advised

Composite entrance door opening to:

Entrance Hall \ Tiled flooring, smooth plastered ceiling with inset spotlights, carpeted stairs leading to first floor, doors leading to lounge and ground floor w.c.

Lounge 13'6 Plus Recess x 11'4 \ Upvc double glazed bay window to front, laminate flooring, two radiators, power points, T.V point, smooth plastered ceiling, understairs storage cupboard, door leading to:

Kitchen/Diner 21'8 x 16'7 'L' Shaped Maximum

Measurements \ Stunning fitted kitchen open plan to dining area. Comprising sink and drainer unit with chrome mixer tap inset into range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated fridge/freezer, integrated double oven, inset five ring gas hob with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, smooth plastered ceiling with inset spotlights, tiled flooring, upvc double glazed window to rear with upvc double glazed french doors adjacent leading to garden, upvc obscure double glazed door to side leading to sideways, breakfast bar facility, upvc obscure double glazed window to side, radiator, storage cupboard.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, heated towel radiator, extractor, smooth plastered ceiling with inset spotlights.

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

Bedroom One 13'5 x 10'10 \ Upvc double glazed window to front, laminate flooring, power points, radiator, smooth plastered ceiling, door leading to:

En-Suite Shower Room \ Modern three piece suite comprising corner shower cubicle with shower over and tiled surround, push



button w.c, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to front, extractor.

Bedroom Two 9'9 x 9'9 \ Upvc double glazed window to rear with attractive outlook over surrounding area towards Boyce Hill golf course, laminate flooring, radiator, power points, smooth plastered ceiling.

Bedroom Three 11'11 x 7'4 \ Upvc double glazed window to rear with attractive outlook over surrounding area towards Boyce Hill golf course, fitted carpet, power points, radiator.

Bedroom Four 9'1 x 7'8 \ Upvc double glazed window to side, fitted carpet, power points, radiator, smooth plastered ceiling, storage cupboard/fitted wardrobe.

Bathroom \ Luxury three piece suite comprising panelled bath with chrome controls, shower above and tiled surround, vanity wash basin with chrome mixer tap and storage below, push button w.c, radiator, smooth plastered ceiling with inset spotlights, extractor.

Rear Garden \ A lovely landscaped rear garden commencing with large expanse of decking providing outside seating facility whilst the remainder is laid to established lawn with further elevated decking to far rear providing further seating, fencing and brick wall borders, outside tap, side access to front via both sideways via timber gates.

Storage Facility 7'5 x 6'6 \ Formerly the garage which has been converted to dining space with the remainder used for storage. Double doors to front, power and light, wall mounted combination boiler.

Front Garden \ Block paved driveway providing off street parking with lawned area adjacent.





PLEASE NOTE:-

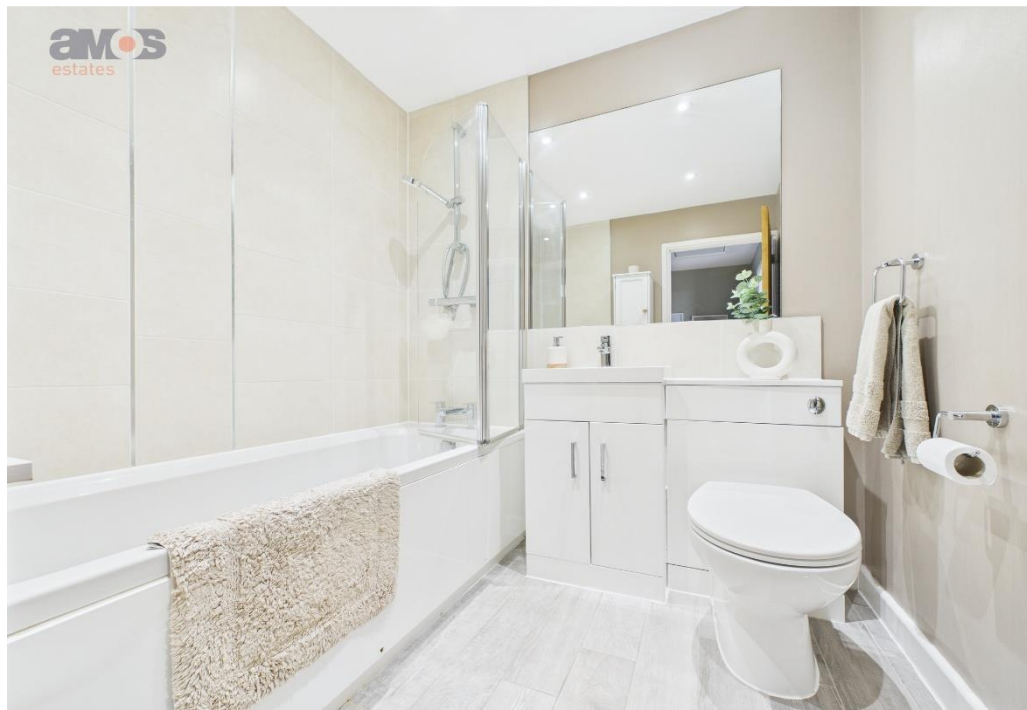
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.







at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

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

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

[amosestates.com](https://www.amosestates.com)

