

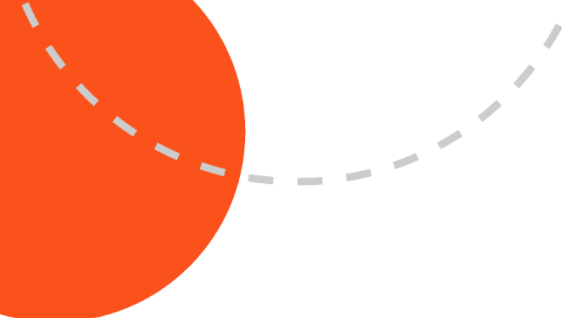


Eastleigh Road, South Benfleet, Essex, SS7 1NH

3 bed semi detached house / £475,000 / t. 01702 555888

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Tucked away in the 'Eastleigh Road' a quiet yet convenient turning within the heart of South Benfleet, is this extended **three bedroom** semi detached family home. Boasting a spacious and versatile layout which includes three reception rooms (one of which can be used as ground floor fourth bedroom), well fitted kitchen, utility room and ground floor w.c together with good size bedrooms, a three piece family bathroom suite and separate w.c. Outside there is a lovely rear garden measuring approximately 65ft x 40ft, storage facility and off street parking for up to three vehicles. The elevated position provides lovely views over the surrounding area.

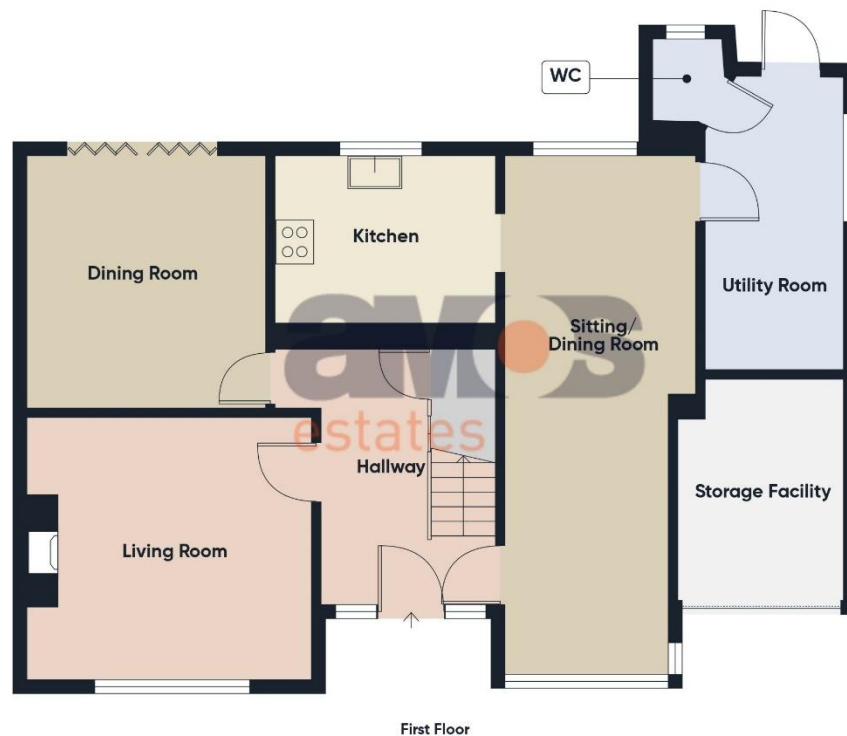
Situated a short walk from Benfleet mainline station with direct links into London Fenchurch Street, local shops, pubs and amenities whilst also having excellent local schools nearby, the property being within the South Benfleet Primary and King John school catchments. A delightful family home with scope to extend further (subject to the necessary consent) which we would advise viewing internally at your earliest convenience.

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Approximate total area⁽¹⁾
1268 ft²
117.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- / Extended Three Bedroom Semi Detached Family Home
- / Three Reception Rooms
- / Well Fitted Kitchen
- / Utility Room
- / Ground Floor W.C
- / Good Size Bedrooms
- / Fitted Wardrobes To All Bedrooms
- / Family Bathroom Suite & Separate W.C
- / Lovely Landscaped Rear Garden Measuring Approximately 65ft x 40ft
- / Storage Facility
- / Ample Off Street Parking
- / Lovely Views
- / Sought After South Benfleet Location
- / Walking Distance To Benfleet Station
- / South Benfleet Primary & King John School Catchments
- / Viewings Advised

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

Entrance Hall 11'11 x 8' Widening To Rear \ Solid wood flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, smooth plastered ceiling with inset spotlights, doors to accommodation off.

Lounge 12'11 x 12' \ Upvc double glazed leadlight window to front, fitted carpet, radiator, power points, T.V point, wall light points, smooth plastered ceiling, attractive feature fireplace housing log burner.

Dining Room 11'4 x 10'11 \ A versatile room which can be used for a variety of purposes (i.e. ground floor bedroom/playroom etc.), solid wood flooring, radiator, power points, smooth plastered ceiling, wall light points, range of upvc double glazed bi-folding doors to rear elevation providing outlook and access to garden.

Sitting Room/Dining Room 24'2 x 8'1 Reducing To 6'11 \ Half laid to laminate flooring whilst the remainder is tiled, upvc double glazed leadlight window to front, two radiators, power points, smooth plastered and coved ceiling with inset spotlights, upvc double glazed window to rear, skylight, doorway to kitchen and door to utility room.

Kitchen 9'10 x 8'2 \ Well fitted kitchen comprising stainless steel on and a half bowl sink and drainer unit with extendable mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, inset five ring Siemens gas hob with extractor above, integrated Siemens double oven, tiled splashbacks, tiled flooring, upvc double glazed window to rear, power points, smooth plastered and coved ceiling with inset spotlights, under cupboard lighting.



Utility Room 13'5 x 6'2 \ Roll edge worktops with cupboards above and below, space and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, wall mounted Vaillant combination boiler, tiled walls and flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed window to side, upvc double glazed door leading to garden, door to:

Ground Floor W.C \ Two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed window to rear, radiator.

Landing \ Fitted carpet, upvc obscure double glazed leadlight window to side at half landing, smooth plastered ceiling with inset spotlights, loft access hatch, power points, doors to accommodation off.

Bedroom One 11'5 x 10'10 Into Wardrobe Depth \ Upvc double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes with sliding fronted doors, smooth plastered ceiling.

Bedroom Two 12' x 10'11 Reducing To 7'9 Plus Wardrobe Depth \ Upvc double glazed leadlight window to front, fitted carpet, power points, radiator, smooth plastered ceiling, fitted wardrobes.

Bedroom Three 8' x 7'5 \ Upvc double glazed leadlight window to front, fitted carpet, power points, smooth plastered ceiling, door to:

Walk In Wardrobe 7'5 x 2'10 \ Fitted carpet, smooth plastered ceiling, power points, shelving and clothes hanging facilities.

Bathroom 8'2 x 6'8 \ Three piece suite comprising panelled bath with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, shower cubicle with shower over and tiled surround, radiator, tiled flooring, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to rear.





Separate W.C \ Push button w.c, tiled flooring, upvc obscure double glazed window to rear, smooth plastered ceiling with inset spotlights.

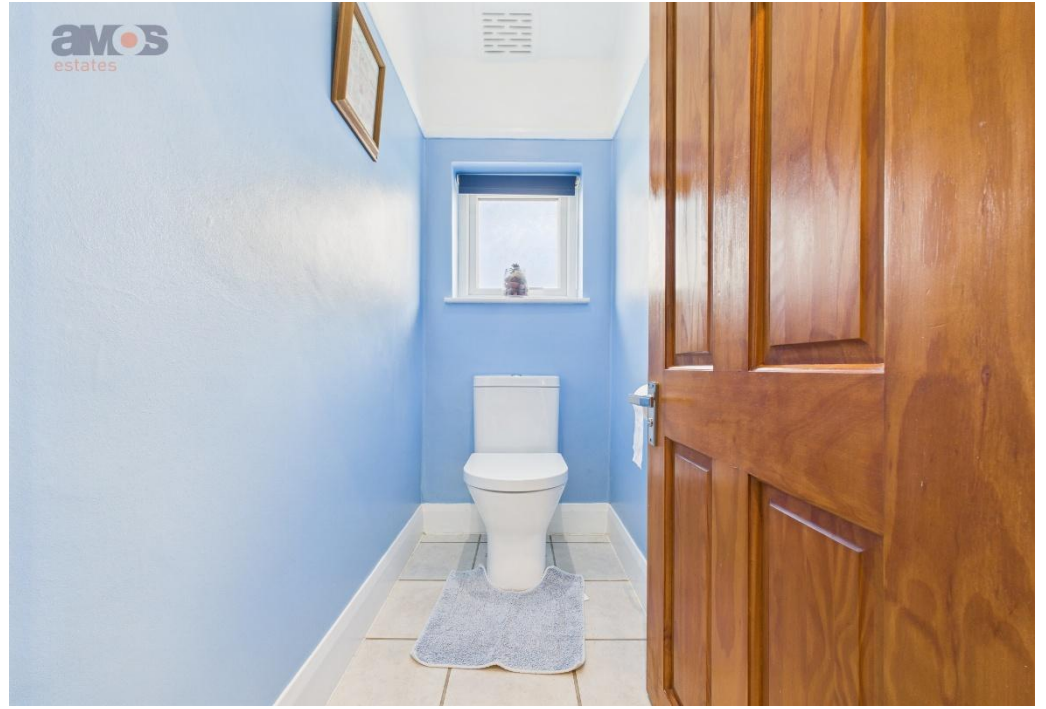
Rear Garden \ The property benefits from a lovely rear garden measuring approximately 65ft in depth x 40ft in width. Commencing with large expanse of elevated patio providing excellent outside seating/entertaining facility, steps down to established lawn with pathway leading to further patio to far rear, timber shed, fencing to borders, outside power points, outside tap, side access to front via timber gate.

Storage Facility \ Formerly the garage which has been converted to utility room with the remainder used as storage. Up and over door to front, power and light connected.

Front Garden \ Large block paved driveway providing off street parking for three vehicles, flowerbed adjacent.









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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. *Digital Markets, Competition and Consumers Act 2024.*

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