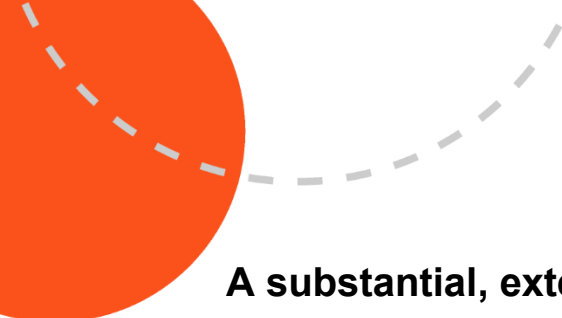




Albion Road, South Benfleet, Essex, SS7 5PU

4 bed detached house / £700,000 / t. 01702 555888





A substantial, extended **four double bedroom** detached residence with beautifully presented accommodation spanning in excess of 2000 square feet. Perfect for modern family living and entertaining with numerous reception rooms including large lounge, stunning open plan family room/diner and a cosy snug together with a luxury fitted kitchen, utility room and ground floor w.c. The first floor provides spacious bedrooms, two having bespoke en-suite bathrooms and a further stunning family bathroom suite. Outside there is a lovely south facing rear garden, garage and ample off street parking via sweep in and out driveway. The property also benefits from having solar panels (scheme one) providing low energy costs and an extra income.

Situated in the highly regarded 'Albion Road' within South Benfleet, a short distance from local transport links including Benfleet mainline station with its direct route into London Fenchurch street whilst also having excellent local schools nearby, the property being within the Kents Hill Primary & Appleton school catchments. Local shops, parks and amenities are also close by. Finished impeccably throughout this spacious family home must be viewed to be fully appreciated.

Find us on



A space to call home.



Ground Floor



First Floor

amos
estates

Approximate total area⁽¹⁾

2125 ft²
197.4 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





Highlights

- / **Extended Four Bedroom Detached Family Home**
- / **Accommodation Spanning In Excess Of 2000 SQ.Ft**
- / **Three Receptions Rooms**
- / **Luxury Fitted Kitchen**
- / **Utility Room**
- / **Ground Floor W.C**
- / **Generous Size Bedrooms**
- / **Two En-Suites**
- / **Stunning Family Bathroom**
- / **South Facing Garden**
- / **Garage**
- / **Off Street Parking Via Sweep In & Out Driveway**
- / **Sought After South Benfleet Location**
- / **Excellent School Catchments**
- / **Close To Transport Links**
- / **Solar Panels Providing Low Energy Costs & Extra Income**
- / **Viewings Advised**

Composite entrance door opening to:

Entrance Porch \ Tiled flooring, upvc double glazed leadlight window to front, radiator, smooth plastered ceiling, doors leading to ground floor w.c and entrance hall.

Entrance Hall 13'7 x 8'5 \ Fitted carpet, carpeted stairs with timber balustrade leading to first floor, radiator, power points, smooth plastered and coved ceiling, feature double glazed windows to side with exposed brick surround, doors to accommodation off.

Lounge 17'9 x 15'2 \ Fitted carpet, two radiators, power points, T.V point, smooth plastered and coved ceiling, contemporary remote controlled fire, upvc double glazed sliding patio doors leading to:

Family Room/Diner 25'9 x 11'8 \ Wood effect flooring with underfloor heating, large roof lantern, smooth plastered ceiling with inset spotlights, power points, double glazed bi-folding doors to the entire rear elevation providing outlook and access over rear garden, upvc double glazed sliding patio doors to side leading to sideways, open plan to:

Kitchen 13'10 Plus Recess x 11'7 \ Luxury fitted kitchen comprising Franke one and a half bowl sink with chrome mixer tap and moulded drainer inset into range of granite worktops with cupboards and drawers beneath and matching eye level units, integrated Neff dishwasher, integrated Neff double ovens, inset Zanussi five ring gas hob with chimney style extractor above, integrated fridge, space for concealed microwave, upvc double glazed window to side, under cupboard lighting, breakfast bar facility, smooth plastered ceiling with inset spotlights, radiator, wood effect flooring, power points, tiled splashbacks, under cupboard spotlighting, door to:

Utility Room 7'11 x 7'2 \ Sink and drainer unit with chrome mixer tap inset into roll edge worktops, cupboards below and above, space and plumbing for washing machine and tumble dryer, tiled splashbacks, power points, tiled flooring, upvc double glazed window to side, door leading to garage.





Snug/Study 13'7 x 9'11 \ Fitted carpet, upvc double glazed leadlight square bay window to front, fitted carpet, power points, T.V point, wall light points, smooth plastered and coved ceiling.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, upvc obscure double glazed leadlight window to front.

Landing 9'2 x 6'7 \ Fitted carpet, loft access hatch, cupboard with shelving, doors to accommodation off.

Bedroom One 15'8 Plus Wardrobe Depth x 13'2 Plus Wardrobe Depth \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, range of attractive fitted wardrobes with independent lighting, T.V point, door to:

En-Suite Bathroom 8'11 x 5'7 \ Modern four piece suite comprising panelled bath with chrome controls and separate handheld attachment, push button w.c, pedestal wash basin with chrome mixer tap, shower cubicle with shower over, tiled walls, heated towel radiator, upvc obscure double glazed window to rear, vanity cupboard, wood effect vinyl flooring.

Bedroom Two 11'10 x 11'6 \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered ceiling, T.V point, door to:

En-Suite Bathroom 5'4 x 4'9 \ Three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, low flush w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls, wood effect flooring, extractor, wall mounted heater, smooth plastered ceiling.

Bedroom Three 13'6 x 9'2 \ Upvc double glazed leadlight window to front, fitted carpet, radiator, power points.





Bedroom Four 14'3 x 8'1 \ Upvc double glazed leadlight window to front, fitted carpet, radiator, power points.

Bathroom 10'6 x 5'11 \ Stunning three piece suite comprising panelled bath with chrome controls and separate handheld attachment, low flush w.c, his and hers vanity wash basin with chrome controls and storage below, tiled walls and flooring, upvc obscure double glazed leadlight window to front, smooth plastered ceiling with inset spotlights, heated towel radiator.

Rear Garden \ A lovely south facing rear garden measuring approximately 50ft in depth. Commencing with large expanse of patio providing excellent outside seating facility, the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, fencing to borders, storage shed, side access to front via timber gate, outside tap, outside lighting.

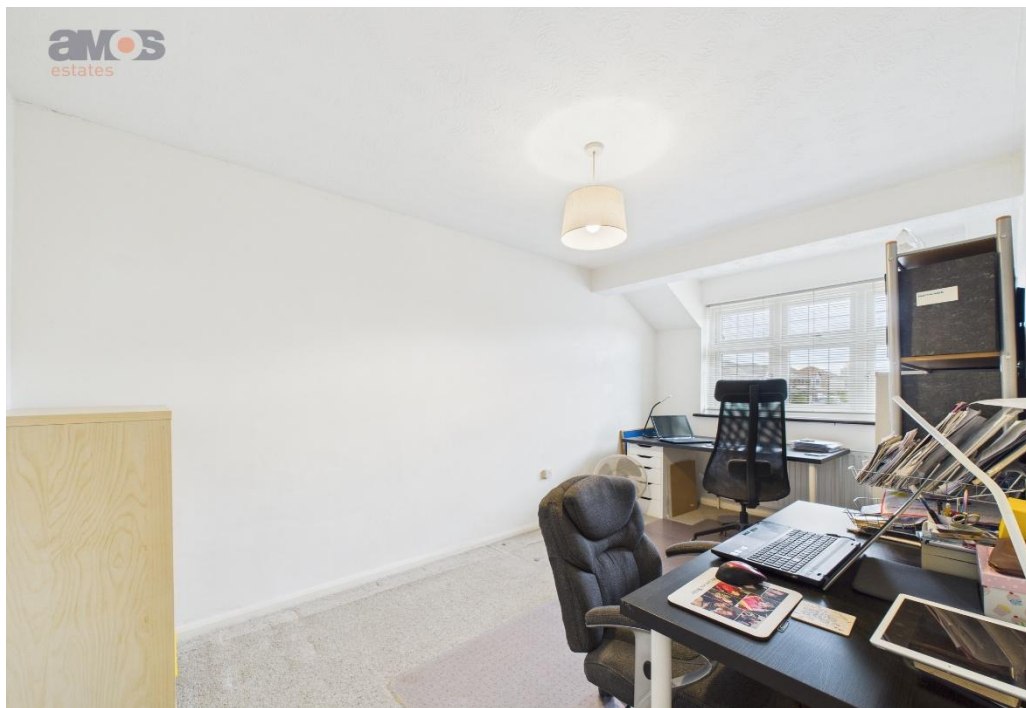
Garage 16'8 x 11'8 \ Electric up and over door to front, personal door to and from utility room, power and light connected, housing Worcester boiler and hot water cylinder.

Front Garden \ Large paved sweep in and out driveway providing ample off street parking with central retaining brick wall and flowerbed.









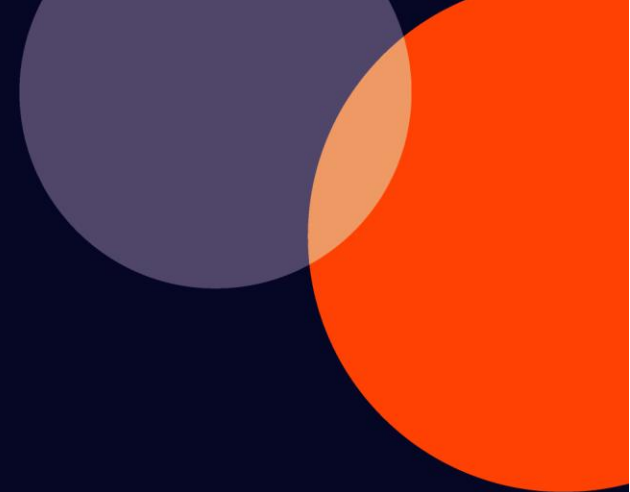
PLEASE NOTE:-

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.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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)

