

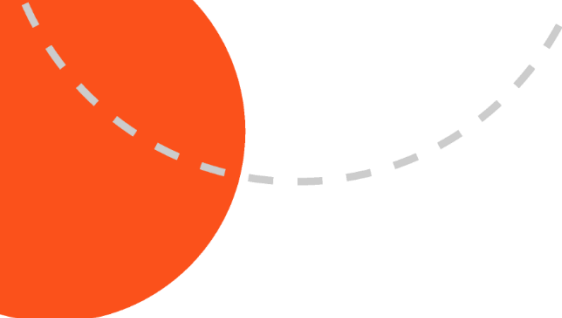


Vicarage Hill, South Benfleet, Essex, SS7 1PA

5 bed detached house / £650,000 / t. 01702 555888

amos





Situated in one of the most prestigious roads locally is this bright and deceptively spacious **five double bedroom** detached family home boasting approximately 2000 square feet of accommodation. Having large lounge with bay windows, 'L' shaped kitchen/family room, dining room and utility room/w.c together with generous size bedrooms, en-suite bathroom to master and modern family bathroom suite. Also benefiting from a south facing balcony with beautiful outlook, private low maintenance rear garden, garage and off street parking for up to four vehicles.

This attractive executive home sits in a convenient location within walking distance (approx. 5 minutes) of Benfleet Station, Boyce Hill Golf Course, local pubs, shops and amenities whilst also having excellent local schools nearby including being within the South Benfleet Primary and King John school catchments. Properties of this nature in this sought after location rarely hit the open market and we would therefore advise viewing at your earliest convenience.

Find us on

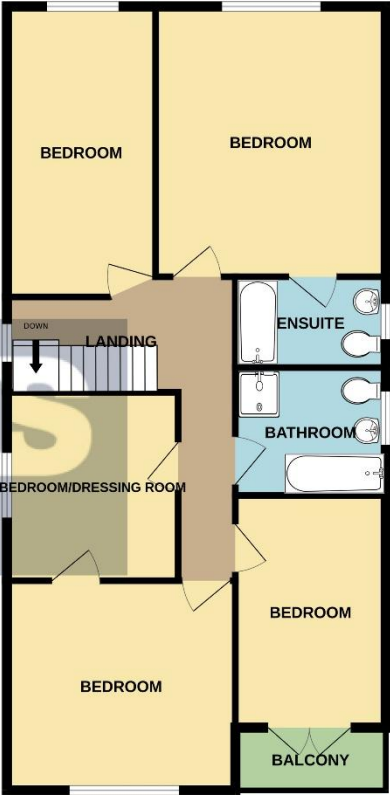


A space to
call home.

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / **Executive Five Double Bedroom Detached Home**
- / **Approximately 2000 Square Feet Of Accommodation**
- / **Three Reception Rooms**
- / **Well Fitted Kitchen**
- / **Utility Room/W.C**
- / **En-Suite To Master**
- / **Four Piece Family Bathroom Suite**
- / **Balcony With Attractive Outlook**
- / **Private Secluded Rear Garden**
- / **Well Presented Throughout**
- / **Garage With Electric Roller Shutter Door**
- / **Friendly Neighbourhood**
- / **South Benfleet Primary & King John School Catchments**
- / **Approx. 5 Minute Walk To Benfleet Station, 40 Minutes To London**
- / **Walking Distance To Boyce Hill Golf Course, Local Pubs, Shops**
- And Amenities**
- / **Ideal House To Entertain Family And Friends**
- / **Off Street Parking For Up To 4 Vehicles**
- / **Viewings Advised**

Double glazed entrance door to:

Entrance Hall \ Good size entrance hall having laminate flooring, power points, smooth plastered and coved ceiling, newly carpeted stairs with timber balustrade leading to first floor accommodation, radiator, understairs storage area, doors to accommodation off.

Lounge 20'4 Into Bay x 15'3 Into Bay Maximum

Measurements \ Bright and spacious reception room having double glazed bay window to front with attractive made to measure shutters to remain and further double glazed square bay window to side with attractive made to measure shutters to remain, laminate flooring, radiator, power points, T.V point, wall light points, smooth plastered and coved ceiling.

Kitchen/Family Room 22'3 x 17'2 'L' Shaped Maximum

Measurements \ Beautiful family room open plan to kitchen. The reception wood flooring, two radiators, double glazed windows to side and rear and further double glazed sliding patio doors providing outlook and access to rear garden, power points, smooth plastered and coved ceiling. Open plan to kitchen comprising sink and drainer unit inset into range of granite worktops with cupboards and drawers beneath and matching eye level units, display cabinets, integrated Blomberg double oven, inset four ring gas hob with extractor oven, integrated Bosch dishwasher, double glazed window to side, laminate flooring, smooth plastered ceiling.

Dining Room 10'11 x 8'11 \ Fitted carpet, power points, radiator, double glazed window to side, smooth plastered and coved ceiling.

Utility Room/W.C 10'11 x 8'10 \ Stainless steel sink and drainer unit, range of roll edge worktops with base and eye level units, space and plumbing for washing machine and tumble dryer, push button w.c, vinyl flooring, space for fridge, radiator, obscure double glazed window to side with double glazed door adjacent leading to outside space, extractor.





Landing \ Spacious 'L' shaped landing having fitted carpet, power points, double glazed window to side, wall light points, smooth plastered and coved ceiling, loft access hatch, doors to accommodation off.

Bedroom One 15'2 x 13'8 \ Double glazed window to rear, laminate flooring, power points, radiator, T.V point, smooth plastered and coved ceiling, door to:

En-Suite Bathroom 8'11 x 5' \ Three piece suite comprising panelled bath with sprays/jets, shower over, screen panel and tiled surround, low flush w.c, vanity wash basin, vinyl flooring, radiator, smooth plastered and coved ceiling, extractor.

Bedroom Two 13'8 x 12'1 \ Double glazed window to front, fitted carpet, power points, smooth plastered and coved ceiling, radiator, door to and from bedroom five.

Bedroom Three 18' x 9'1 \ Double glazed window to rear, fitted carpet, power points, radiator, smooth plastered and coved ceiling, T.V point.

Bedroom Four 13'10 x 9' \ Double glazed french doors to front providing access to balcony, laminate flooring, power points, radiator, T.V point, smooth plastered and coved ceiling.

Balcony \ A lovely feature having timber surround and beautiful views over surrounding area.

Bedroom Five 10' x 9'11 \ Obscure double glazed window to side, laminate flooring, power points, radiator, smooth plastered and coved ceiling, door to and from bedroom two so could be utilised as dressing room, nursery or converted to an en-suite.





Bathroom 9' x 7'10 \ Modern four piece suite comprising panelled bath with separate handheld attachment, large corner shower cubicle with shower over and tiled surround, push button w.c, vanity wash basin, radiator, extractor, vinyl flooring, smooth plastered and coved ceiling, obscure double glazed window to side.

Rear Garden \ A private low maintenance rear garden mainly laid to established lawn with shingled area adjacent providing excellent outside seating area, further seating area via patio, screen panelled fencing to borders, well stocked flowerbeds, side access to front via both sideways, further, door to and from:

Garage \ Electric roller shutter door to front, wall mounted combination boiler, power and light connected.

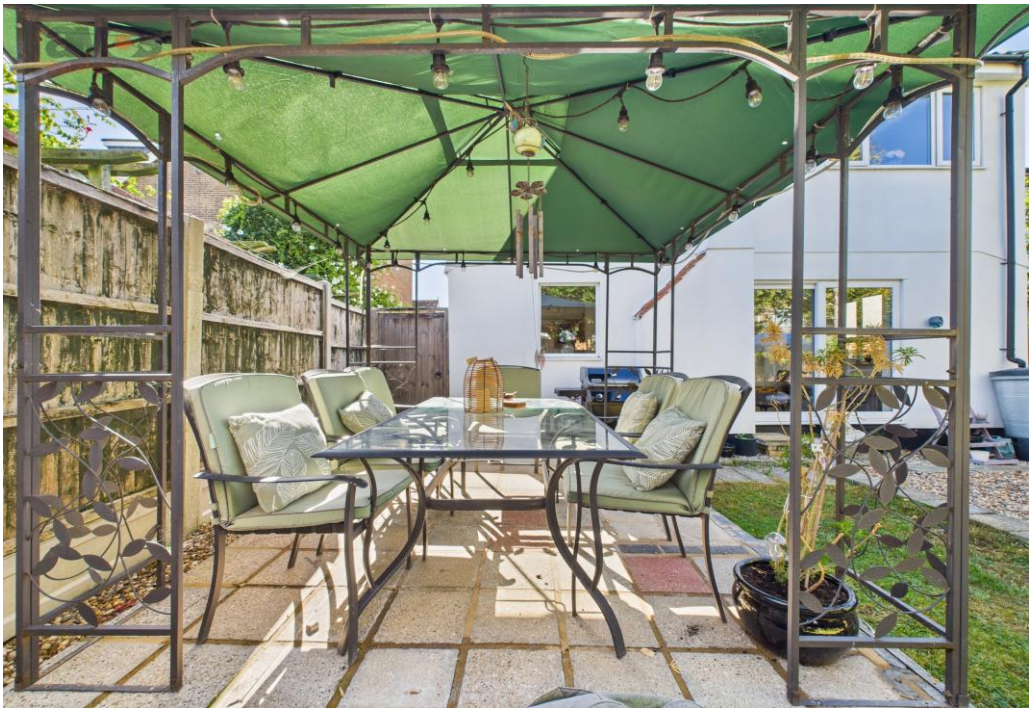
Front Garden \ Driveway providing off street parking for up to four vehicles.













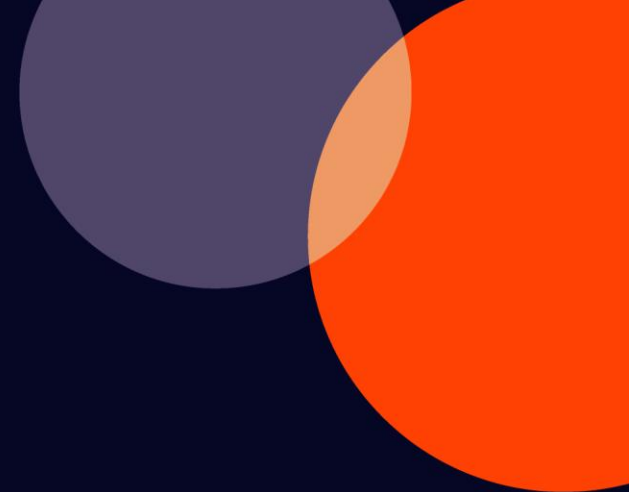
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