

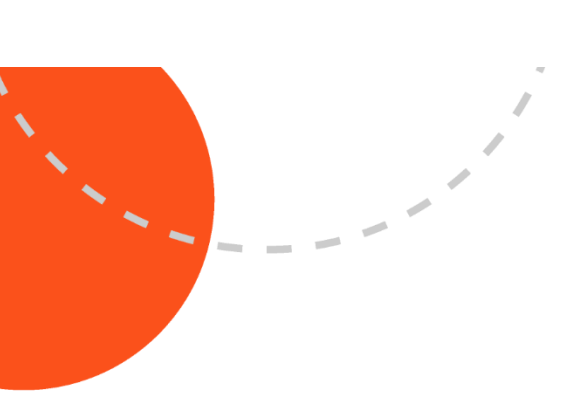


Kimberley Road, Benfleet, Essex, SS7 5NH

3 bedroom semi-detached house / **O.I.E.O** £375,000 / t. 01702 555888

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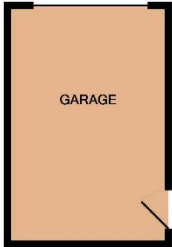
Offered with no onward chain in this popular South Benfleet location, is this good size **three bedroom** semi-detached family home. Accommodation includes two reception rooms, well fitted kitchen, generous size bedrooms and a modern bathroom suite together with a private low maintenance rear garden with garage and off street parking to rear. There is also scope for further off street parking to the front garden (subject to permission for a drop down kerb).

Situated in this desirable location with local shops, amenities and supermarket close by whilst also being within easy reach of major trunk roads and Benfleet mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Kents Hill Primary and Appleton school catchments.

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GROUND FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1626 SQ.FT. (151.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- | **Good Size Three Bedroom Semi Detached Family Home**
- | **No Onward Chain**
- | **Two Reception Rooms**
- | **Well Fitted Kitchen**
- | **Generous Size Bedrooms**
- | **Modern Family Bathroom Suite**
- | **Secluded Low Maintenance Rear Garden**
- | **Garage & Off Street Parking To Rear**
- | **Scope For Further Off Street Parking To Front (subject to permission for a drop down kerb)**
- | **Gas Central Heating**
- | **Kents Hill Primary & Appleton School Catchments**
- | **Popular South Benfleet Location**
- | **Easy Reach of Benfleet Station & Major Trunk Roads**
- | **Local Shops, Amenities & Supermarkets Nearby**
- | **EPC Rating - D**

UPVC double glazed entrance door with UPVC double glazed windows adjacent opening to entrance porch.

**Entrance Porch **

Tiled flooring, smooth plastered ceiling, UPVC obscure double glazed entrance door with UPVC obscure double glazed window adjacent opening to lounge.

**Lounge 20'11 x 11'4 **

UPVC double glazed bay window to front, laminate flooring, radiator, power points, TV point, feature fireplace with sandstone effect surround, half carpeted stairs with timber balustrade leading to first floor accommodation. Under stair storage area, cupboard housing consumer unit and electric meter. Door to kitchen.

**Kitchen 11'8 x 9'5 **

Stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker with chimney style extractor above, space and plumbing for a washing machine, space for a tall fridge freezer, further appliance space, tiled effect vinyl flooring, UPVC double glazed window to side, UPVC double glazed door leading to rear garden, smooth plastered ceiling, power points, tiled splashbacks, cupboard housing gas central heating boiler, door to dining room.

**Dining Room 11'8 Maximum By 10'11 **

UPVC double glazed French doors to rear leading to garden, laminate flooring, radiator, power points, TV point, thermostat control, smooth plastered and coved ceiling.

**Landing 9'4 x 8'8 **

Fitted carpet, radiator, UPVC double glazed window to side, loft access hatch, doors to accommodation off.

**Bedroom One 11'10 x 11'5 **

UPVC double glazed window to front, fitted carpet, radiator, coved ceiling, power points, TV point, storage cupboard.

**Bedroom Two 11'10 x 9'10 **

UPVC double glazed window to rear, fitted carpet, power points, radiator, coved ceiling, storage cupboard and further airing cupboard housing emersion tank.



**Bedroom Three 8'9 x 7'11 **

UPVC double glazed window to front, fitted carpet, radiator, power points, coved ceiling.

**Bathroom 8'6 x 5'4 **

Luxury three piece suite comprising panelled bath with chrome controls and shower over and fully tiled surround, pedestal wash basin with chrome mixer tap, push button WC, half tiled to remaining walls, radiator, UPVC obscure double glazed windows to side and rear, smooth plastered and coved ceiling, vanity cupboard.

**Rear Garden **

A secluded and low maintenance rear garden, mainly laid to patio with flower bed borders, large side way providing access to front via timber gate, outside tap, fencing to borders, access to garage.

**Garage 16'2 x 8'7 **

With power and light connected, up and over door to rear, personal door to and from rear garden. Driveway adjacent to the garage accessed via Clifton Close.

**Front Garden **

Laid to established lawn with central pathway to property with excellent scope for further off street parking, subject to permission for a drop down kerb.







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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.

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