



Kingfisher Drive, Benfleet, Essex, SS7 5ES

2/3 bedroom semi-detached house / £375,000 / t. 01702 555888

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Situated on the ever popular 'Birds Estate' within South Benfleet is this good size **two/three bedroom** semi-detached family home in immaculate condition throughout and offered with no onward chain. Boasting large lounge, well fitted kitchen open plan to conservatory, ground floor bedroom/study and ground floor WC together with two double bedrooms and a stunning bathroom to the first floor. Outside there is a secluded rear garden, garage and ample off street parking. Also offering excellent scope to extend to the side (subject to consent) if so desired.

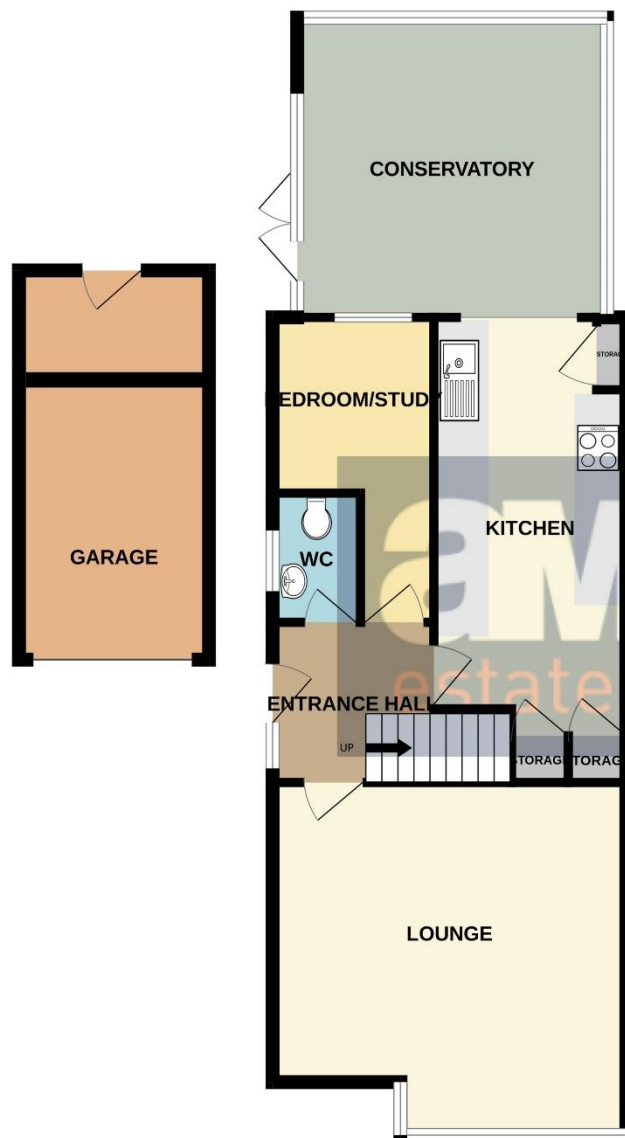
Ideally located a short walk from local shops, amenities and Benfleet mainline station with direct links into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the South Benfleet Primary and Appleton school catchments. Major trunk roads, supermarkets and local parks are also within close proximity. Call now to book your viewing!

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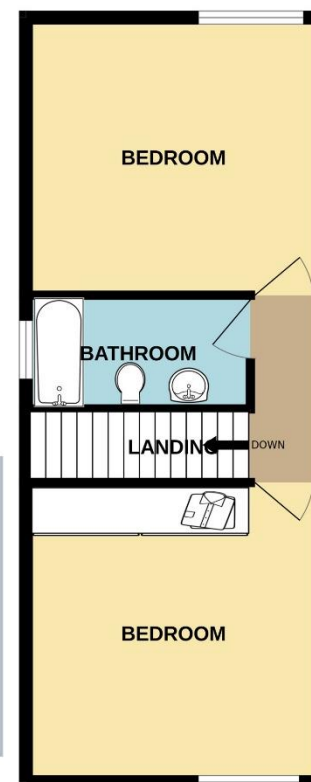


**A space to
call home.**

GROUND FLOOR



1ST FLOOR







Highlights

\ Bright & Spacious Two/Three Bedroom Semi Detached Family Home

\ Sought After 'Birds Estate' Within South Benfleet

\ No Onward Chain

\ Large Lounge With Bay Window

\ Well Fitted Kitchen

\ Spacious Conservatory

\ Ground Floor Bedroom Three/Study

\ Ground Floor WC

\ Two Double Bedrooms To First Floor

\ Stunning Bathroom Suite

\ Secluded Low Maintenance Rear Garden

\ Garage

\ Ample Off Street Parking

\ Gas Central Heating Via Combination Boiler

\ Scope To Extend (subject to the necessary consent)

\ Popular Location

\ Walking Distance To Benfleet Station

\ South Benfleet Primary & Appleton School Catchments

\ Viewings Advised



UPVC obscure double glazed entrance door with UPVC obscure double glazed leadlight window adjacent opening to entrance hall.

**Entrance Hall **

Tiled flooring, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor accommodation, thermostat control, doors to accommodation off.

**Lounge 15' x15' Maximum **

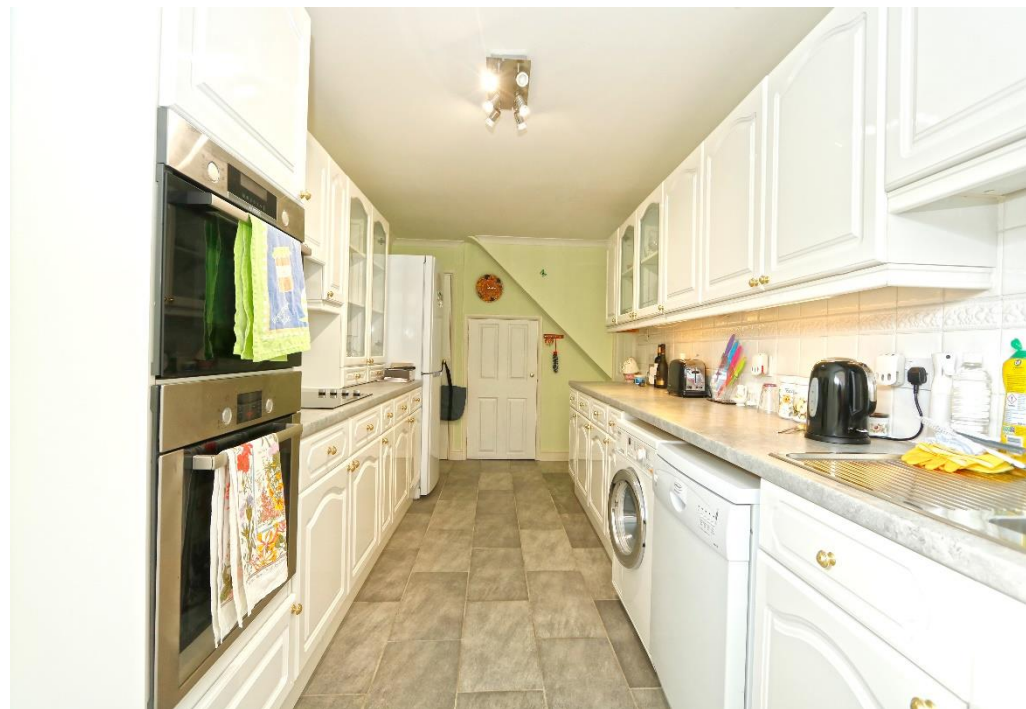
UPVC double glazed bay window to front, fitted carpet, radiator, powerpoints, TV point, smooth plastered and coved ceiling, feature fireplace with marble half and timber surround.

**Kitchen 17' x 7'11 **

Well fitted kitchen comprising stainless steel double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, space and plumbing for a dish washer, integrated Bosch double ovens, inset four ring Neft induction hob with extractor over, space for a tall fridge freezer, display cabinets, tiles flooring with underfloor heating, tiled splashbacks, powerpoints, smooth plastered and coved ceiling, two understairs storage cupboards, further cupboard housing meters and consumer unit, open to conservatory.

**Conservatory 12'7 x 12'5 **

Tiled flooring with underfloor heating, radiator, UPVC double glazed windows to sides and rear, wall light points, UPBV double glazed French doors to side leading to rear garden, power points.



**Ground Floor WC **

Modern two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, tiled flooring, radiator, UPVC obscure double glazed window to side, smooth plastered and coved ceiling.

**Landing **

Fitted carpet, smooth plastered ceiling, loft access hatch with drop down ladder housing combination boiler, doors to accommodation off.

**Bedroom One 12'7 x 12'7 **

UPVC double glazed window to front, fitted carpet, radiator, power points, eaves storage, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Two 12'7 x 10'7 **

UPVC double glazed window to rear, fitted carpet, radiator, powerpoints, smooth plastered ceiling, eaves storage.

**Bathroom 9'6 x 4'10 **

Luxury three piece suite comprising panelled bath with chrome controls, and shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled flooring, fully tiled to three walls and half tiled to the other, heated towel radiator, smooth plastered and coved ceiling with inset spotlights, UPVC obscure double glazed window to side.

**Rear Garden **

The property benefits from a low maintenance secluded rear garden, commencing with area laid to patio with central established lawn, well stocked flower beds fencing to borders, outside tap, side access to front via gate, door to storage.





**Garage **

Split into two as follows –

**Storage 10'3 x 8 **

Up and over door to front, power and light connected

**Storage Shed 8' x 6'1 **

Power and light connected, double glazed door to garden.

**Front Garden **

Large block paved driveway providing ample off street parking.



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