



London Road, Benfleet, Essex, SS7 5UP

3 bed semi detached house / £375,000 / t. 01702 555888

**amos**





We welcome to the market this spacious, immaculately presented **three bedroom** semi detached family home in this very convenient location. Offering large lounge open plan to dining/family room, modern fitted kitchen, generous size bedrooms and a luxury four piece bathroom suite together with a low maintenance south facing rear garden, garage and off street parking for up to three vehicles. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

Set back from the road in this popular location the property is ideally situated for local shops, amenities and supermarkets whilst also having excellent local schools nearby including being within the Appleton school catchment. Transport links via bus routes, major trunk roads and Benfleet Station with direct links into London Fenchurch Street are also a short distance away.

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**A space to  
call home.**



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

- / Immaculate Three Bedroom Semi Detached Family Home**
- / Two Large Reception Rooms**
- / Modern Fitted Kitchen**
- / Generous Size Bedrooms**
- / Luxury Four Piece Bathroom Suite**
- / Low Maintenance South Facing Rear Garden**
- / Garage**
- / Off Street Parking For Up To Three Vehicles**
- / Upvc Double Glazing Throughout**
- / Vaillant Combination Boiler**
- / Deceptively Spacious**
- / Appleton School Catchment**
- / Close To Transport Links**
- / Local Shops, Amenities And Supermarkets Nearby**
- / Set Back From The Road**
- / Viewings Advised**



Entrance door opening to:

**Entrance Hall** \ Laminated flooring, radiator, understairs storage cupboard with lighting, carpeted stairs leading to first floor, thermostat control, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Lounge 18'6 x 11'7** \ Fitted carpet, power points, radiator, smooth plastered and coved ceiling with inset spotlights upvc obscure double glazed window to side, T.V point for wall mounted flatscreen television, wall light points, feature fireplace housing log burner with tiled hearth and timber mantle, open plan to:

**Dining Room 17'7 x 9'3** \ Upvc obscure double glazed window to side, upvc double glazed french doors with upvc double glazed windows adjacent leading to rear garden, fitted carpet, power points, smooth plastered and coved ceiling with inset spotlights.

**Kitchen 11'9 x 7'4** \ Modern fitted kitchen comprising sink and drainer unit inset into range of attractive square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, integrated oven, inset five ring gas hob with chimney style extractor above, integrated dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, cupboard housing Vaillant combination boiler, tiled flooring, power points, upvc double glazed window to front, smooth plastered ceiling with inset spotlights.

**Landing** \ Fitted carpet, loft access hatch, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Bedroom One 11'7 x 10'11** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, USB charging points, smooth plastered and coved ceiling.



**Bedroom Two 14'10 x 7'7** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, USB charging points, smooth plastered ceiling.

**Bedroom Three 8'9 x 7'7** \ Upvc double glazed window to front, fitted carpet, radiator, power points.

**Bathroom 10'11 x 5'5** \ Stunning four piece suite comprising panelled bath with chrome waterfall style mixer tap and separate handheld attachment, push button w.c, vanity wash basin with chrome waterfall style mixer tap and storage below, large walk in shower with drench style showerhead above and separate handheld attachment, tiled walls and flooring, ladder style heated towel radiator, upvc obscure double glazed windows to front, smooth plastered ceiling with inset spotlights, extractor.

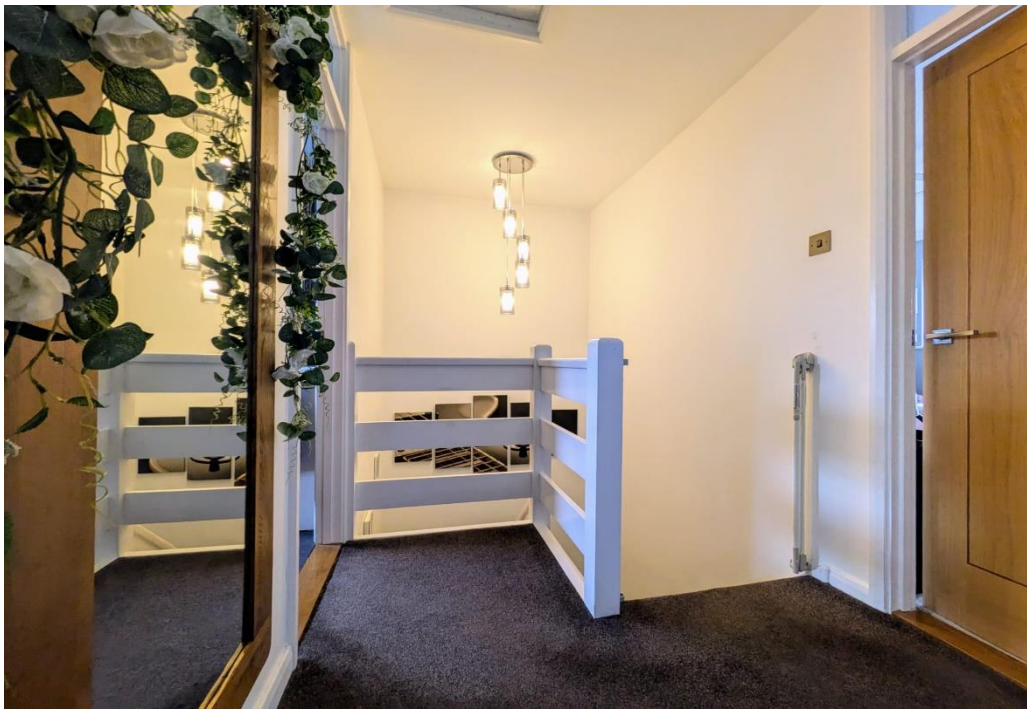
**Rear Garden** \ A lovely low maintenance rear garden with a south facing aspect. Commencing with patio area providing outside seating facility which continues forming pathway to far rear, the remainder is mainly laid to established lawn, decking to far rear providing further seating facility, timber shed, screen panelled fencing to borders, outside lighting, side access to front via timber gate.

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

**Garage** \ Up and over door to front, power and light connected, electric and gas meters.









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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.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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