



FOR SALE

Glenridding, Benfleet SS7 5XQ

Guide Price £500,000 Freehold Council Tax Band - E

- *GUIDE PRICE £500,000 - £525,000*
- Large Lounge/Diner Area
- Exceptionally Spacious South Facing Rear Garden
- Fitted Kitchen With Integrated Appliances
- Three Piece Family Bathroom
- Ample Storage Throughout
- Driveway With Parking For One Vehicle
- Close To Local Amenities
- In Catchment For Outstanding Schools
- Garage Space

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

Located on a quiet Cul-De-Sac in Benfleet, this stunning detached house is a dream family home. Boasting three reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two bathrooms, there is plenty of room for the whole family to enjoy.

The property spans an impressive 1,793 sq ft, providing a comfortable and spacious living environment. Parking is a breeze with space for one vehicle on the driveway, along with a garage for additional parking and storage. One of the standout features of this home is the exceptionally large rear

garden, perfect for outdoor gatherings, children's playtime, or simply unwinding in the fresh air. The four bedrooms come with ample storage space, ensuring a clutter-free and organised living space for all residents.

Situated close to London Road, you are within a great area for local amenities with shops, cafes and restaurants nearby and also in catchment for 'Outstanding' schools. You have Benfleet station being a short drive away and local bus routes nearby.

Entrance

Double glazed obscure door to entrance, radiator, double glazed obscure window to front aspect, Amtico flooring, storage cupboard, coving to ceiling, spotlight lighting.

Lounge/Dining Area

Amtico flooring, radiator, double glazed windows to rear aspect, double glazed French doors leading to conservatory, ceiling mounted lighting.

Kitchen

Tiled flooring, double glazed window to front aspect, double glazed obscure door to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 'BOSCH' 4 point induction hob with extractor over, integrate oven, integrated fridge, space and plumbing in place for washing machine & dishwasher, space for fridge/freezer, ceiling mounted lighting and spotlight lighting.

Downstairs W/C

Tiled flooring, tiled walls, W/C, hand basin, extractor, ceiling mounted lighting.

Conservatory

Tiled flooring, double glazed French doors to rear aspect, double glazed windows to rear/side aspects, ceiling fan & lighting.

Landing

Carpet flooring, fitted storage space, pendant lighting.

Bedroom 1

Wooden flooring, radiator, double glazed window to front aspect, space for fitted wardrobes in dressing area, spotlight lighting.

Bedroom 2

Wooden flooring, radiator, double glazed window to rear aspect, fitted wardrobes, ceiling mounted lighting.

Shower Room

Tiled flooring, tiled walls, shower cubicle, extractor, spotlight lighting.

Bedroom 3

Wooden flooring, radiator, double glazed window to rear aspect, ceiling mounted lighting.

Bedroom 4

Wooden flooring, radiator, double glazed window to rear aspect, ceiling mounted lighting.

Bathroom

Tiled flooring, heated towel rail, tiled walls, double glazed obscure window to side aspect, W/C, bath with shower system installed, hand basin with storage under, ceiling mounted lighting.

Garage

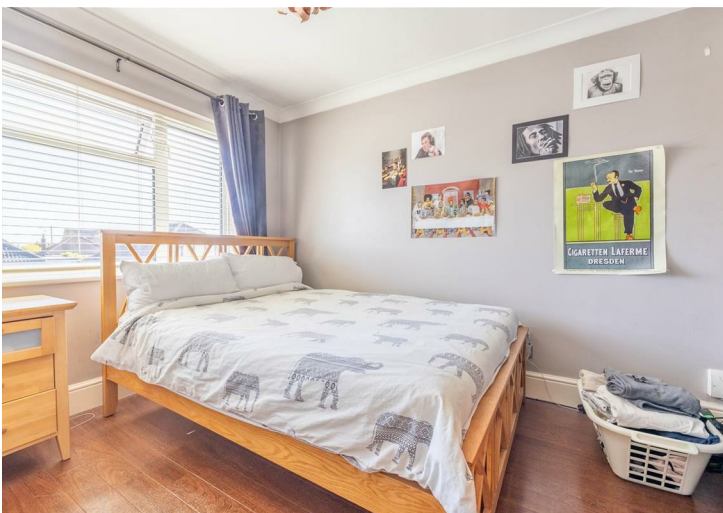
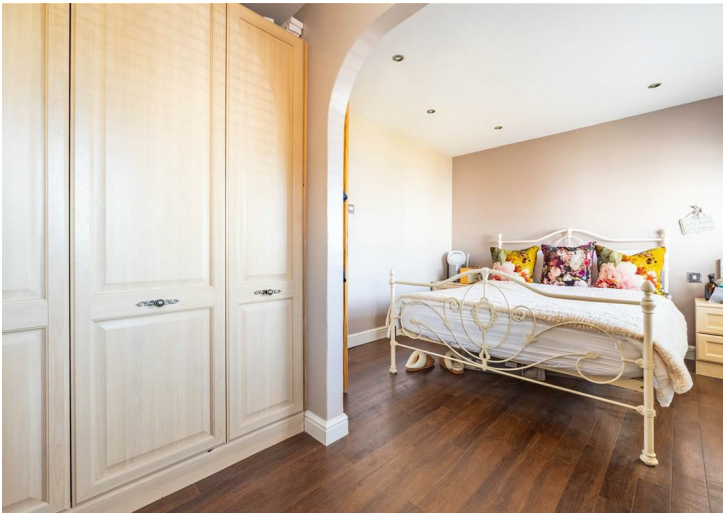
Concrete flooring, power & lighting, electric rollup door.

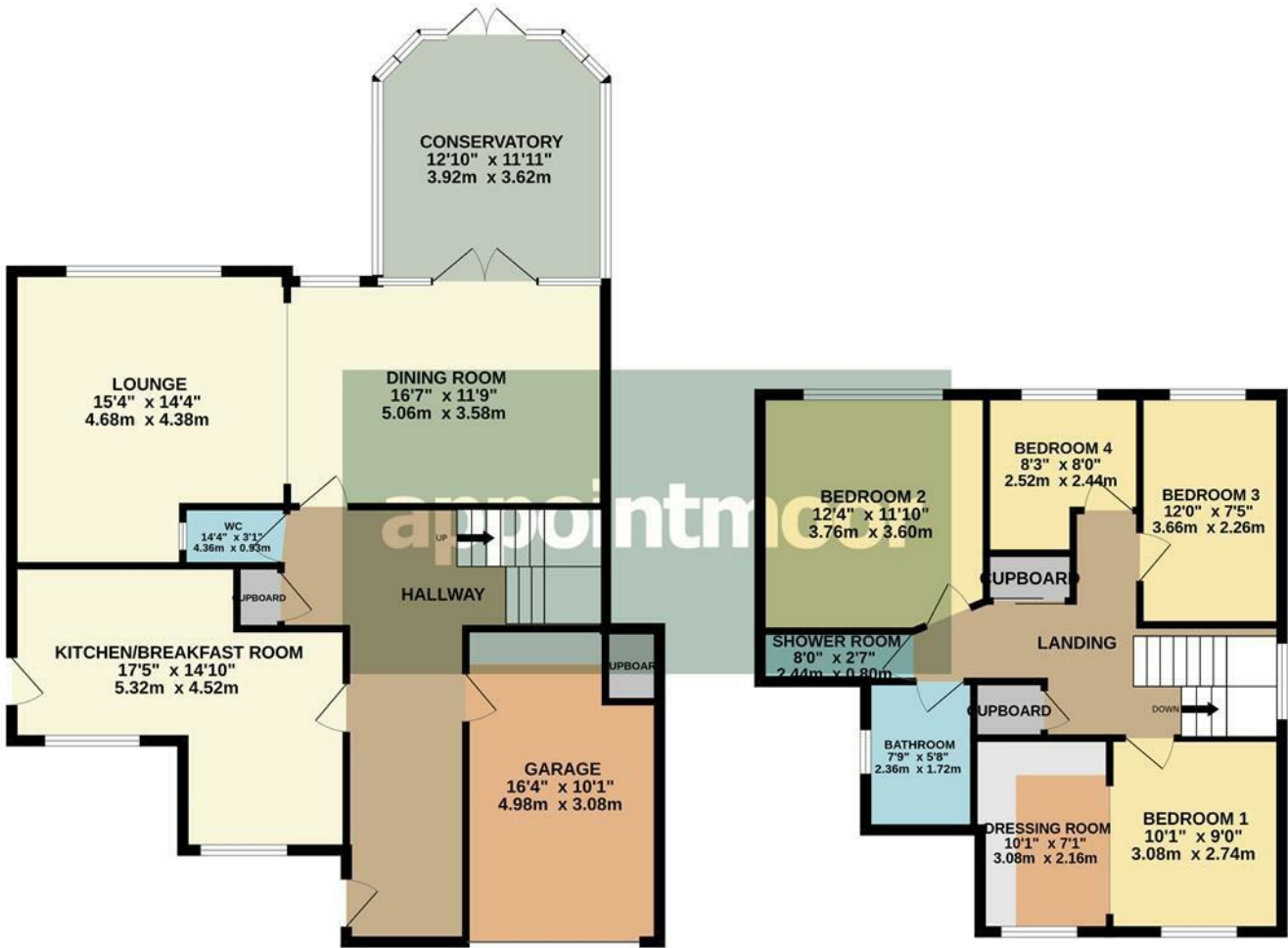
Rear Garden

Block paved patio seating area, laid lawn, side access, shrubs and flowerbeds.

Front Of Property

Block paved driveway with parking for one vehicle.





TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. [appointmoor.co.uk](https://www.appointmoor.co.uk)