



**55 Falbro Crescent
Benfleet, SS7 2SE
£460,000**

- Sought after Location
- Fantastic Family Home opportunity
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen & Family Room
- 21'6 Lounge
- Cloakroom
- Bathroom/wc
- 50' Secluded Garden
- Ample Parking & Garage



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



**** MUCH SCOPE & POTENTIAL FOR A FANTASTIC FAMILY HOME ****

We are pleased to offer for sale this spacious 4 bedroom detached family home ideal to stamp your own style to yet enjoys well proportioned accommodation with a reception hall, cloakroom spacious lounge, dining/morning room, kitchen & to the first floor are 4 good sized bedrooms & family bathroom, externally is a secluded 50' rear garden backing onto School playing fields, garage & ample parking,

Situated within the favored West wood location close to woodlands & parks, Hadleigh High Street, Schools, and easy access to both Leigh on Sea & Benfleet Stations,

The property benefits from being vacant and no onward chain

ACCOMMODATION

ENTRANCE PORCH

Glazed windows to two elevations, lighting, door to:

RECEPTION HALL

Window to front, stairs to first floor, radiator, power & telephone point,

CLOAKROOM

Window to side, low level wc, wall mounted wash hand basin, fully tiled walls, plumbing for washing machine,

LOUNGE 21'6 x 11' (6.55m x 3.35m)

Upvc double glazed window to side, sliding patio doors to rear garden, fireplace with Tv plinth, wall lights, radiator, power & Tv points,

DINING/MORNING ROOM 17' x 9'6 (5.18m x 2.90m)

Circular window to front & further window to side, fitted cupboards radiator, power points,

KITCHEN 10' x 9' (3.05m x 2.74m)

Double glazed window to rear, fitted with range of eye level & base level units, rolled edge worktops, stainless steel double sink drainer, space for gas cooker, radiator, power points,

UNDERCOVER SIDE LOBBY

Gate to front, open to garden, door to garage,

FIRST FLOOR LANDING

Large UPVC double glazed window to front, access to loft space, radiator,

BEDROOM 1 14' x 11'7 (4.27m x 3.53m)

Double glazed window to front, radiator, power points,

BEDROOM 2 14'1 X 11'2 max

Double glazed window to rear & side elevations, fitted cupboards, radiator, power points,

BEDROOM 3 10' x 9' (3.05m x 2.74m)

Double glazed window to rear, radiator, power points,

BEDROOM 4 10'3 x 9'2 (3.12m x 2.79m)

UPVC double glazed window to front, radiator, power points,

OUTSIDE

REAR GARDEN 50' (15.24m)

A secluded garden with established shrub borders, paved patio area leading to lawn, access to front, lighting tap

FRONT GARDEN

Laid to lawn with retaining wall, shrubs, hard standing providing parking & access to garage

GARAGE 23' x 9' (7.01m x 2.74m)

Up & over door to front, window & door to side, further window to rear, lighting, power points,