

**SCOTT &
STAPLETON**

CHAPEL LANE
Benfleet, SS7 2PP
£450,000





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Scott & Stapleton are excited to offer for sale this magnificent mid terraced character property which have been lovingly restored and improved by the present vendor to create a stunning contemporary family home.

This super property benefits from deceptively spacious with a huge open plan ground floor living space with designated lounge & dining areas plus a luxury fitted kitchen/breakfast room.

The first floor boasts 2 good size double bedrooms & a large family bathroom whilst the top floor has a fabulous master bedroom with en suite shower room.

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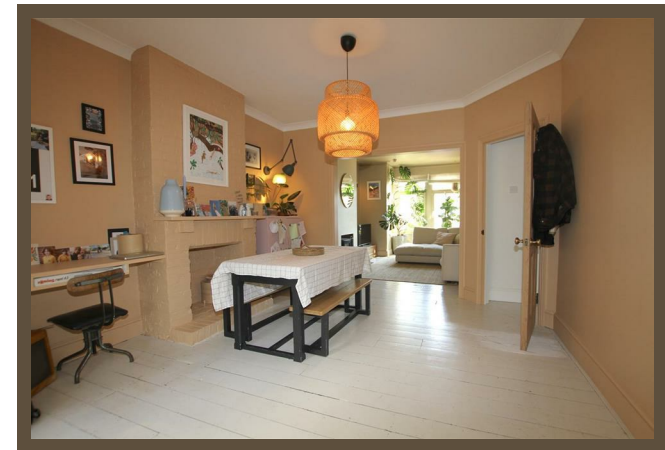
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The first floor boasts 2 good size double bedrooms & a large family bathroom whilst the top floor has a fabulous master bedroom with en suite shower room.

Externally there is a block paved driveway providing off street parking whilst to the rear is a well tended rear garden extending to approx. 30'.

Ideally situated for all amenities the property is within easy walking distance of Hadleigh Country Park, town centre, schools, shops & transport links.

A great opportunity to purchase a true 'turn key' property with a beautiful interior. An early internal inspection is strongly advised.



Accommodation comprises

Glazed entrance door leading to entrance porch.

Entrance porch

Windows to front & side. Tiled floor. Wooden entrance door with glazed insets leading to entrance hall.

Entrance hall

4.98m x 0.86m (16'4 x 2'10)

Stairs to first floor. Double radiator, coved ceiling, painted wooden flooring.

Lounge area

3.68m x 3.61m (12'1 x 11'10)

UPVC double glazed bay window to front. Painted wooden floor, wood burner with slate hearth, double radiator, coved ceiling. Square arch to dining area.

Dining area

3.73m x 3.66m (12'3 x 12')

Feature brick fireplace with wooden mantle, painted wood flooring, large understairs storage area.

Kitchen/breakfast room

4.60m x 4.17m (15'1 x 13'8)

Crittall style double glazed french doors to rear on to garden, UPVC double glazed window to front plus large double glazed skylight. Range of white fronted base & eye level units with integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, dishwasher & washing machine. Quartz worktops with inset one and a quarter bowl sink unit with mkatching drainer & mixer tap, wooden flooring, cast iron radiator, ceiling spotlights.

First floor landing

Stairs to second floor, coved ceiling. Panelled doors to all rooms.

Bedroom 2

4.67m x 3.61m (15'4 x 11'10)

Two UPVC double glazed windows to front. Stripped wood flooring, built in wardrobe, double radiator, coved ceiling.

Bedroom 3

3.68m x 2.90m (12'1 x 9'6)

Large UPVC double glazed window to rear. Built in wardrobe, double radiator, coved ceiling.

Family bathroom

2.74m x 2.62m (9' x 8'7)

Obscure UPVC double glazed window to rear. Luxury white suite comprising of bath in tiled surround with mixer tap, oversized shower head & glass screen, low level WC & wall mounted wash hand basin. Part tiled walls, painted wood flooring, heated towel rail, built in cupboard housing boiler (not tested), ceiling spotlights, extractor fan.

Second floor landing

Skylight plus UPVC double glazed window to rear. Loft access.

Master bedroom

5.26m x 3.43m (17'3 x 11'3)

Large UPVC double glazed picture window to rear, Velux style window to front. range of built in wardrobes, cast iron radiator. Door to en suite.

En suite

2.92m x 0.86m (9'7 x 2'10)

UPVC double glazed window to rear. Luxury white suite comprising large shower cubicle, low level WC & wall mounted wash hand basin. Part tiled walls, tiled floor, double radiator, ceiling spotlights, extractor fan.

Front garden

The majority is block paved providing off street parking for 2 or 3 cars. Shrub & flower border, bin storage.

Rear garden

Neat rear garden extending to approx. 30' commencing with paved patio leading to remainder of garden laid to lawn with mature tree, shrub & flower borders. Outside tap & lighting.



TOTAL FLOOR AREA - 1222 sq ft (114.5 sq m) approx.
 *Please note, although the floor area is stated, it does not include the area of the building's external walls, roof, or any other parts of the building which are not included in the floor area. The floor area is based on the internal dimensions of the rooms and is not intended to be used for any other purpose. The floor area is based on the internal dimensions of the rooms and is not intended to be used for any other purpose. The floor area is based on the internal dimensions of the rooms and is not intended to be used for any other purpose.

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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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