

**DEDMAN  
GRAY**

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**7 Romsey Close, Benfleet**

In Excess of **£450,000**



Beautifully presented 3-bed detached house in the sought-after Appleton school catchment. Well-appointed kitchen/diner, conservatory, en suite master, garage, landscaped garden with patio & lawn. Cul-de-sac location. Ideal family home.

Council Tax band: C

Tenure: Freehold

- Detached family house
- Three double bedrooms
- Well fitted kitchen/diner
- Spacious conservatory
- Ground floor cloakroom
- En suite shower room to master bedroom
- Appleton school catchment
- Well cared for South backing rear garden
- Attached garage

### Entrance Hall

Fitted carpet, wall mounted alarm keypad, radiator, carpeted stairs to first floor accommodation.

### Lounge

12' 10" x 12' 7" (3.91m x 3.84m)

TV point for wall mounted flatscreen tv, two radiators, smooth plastered ceiling, double glazed window to front, doors to:

### Kitchen/Diner

16' 3" x 9' 2" (4.95m x 2.79m)

The kitchen comprising ceramic sink and drainer unit inset into a range of roll edge work tops with cupboards and drawers beneath with matching eye level units, space and plumbing for washing machine, space and plumbing for dishwasher, further appliance space, integrated Hotpoint electric oven with four ring gas hob above and extractor over, tiled flooring, smooth plastered ceiling, double glazed window to rear, space for dining table, tv point, good size storage cupboard. Doors to:

### Conservatory

23' 4" x 12' 1" (7.11m x 3.68m)

A spacious bright and airy room having tiled flooring, two radiators, double glazed windows to sides and rear, further double glazed French doors providing access to rear garden, wall light points, door to and from garage.

### Ground Floor Cloakroom

Two piece suite comprising low flush WC, wall hung vanity wash basin, radiator, fitted carpet, obscure double glazed window to front, consumer unit.

### First Floor Landing

Smooth plastered ceiling, loft access hatch, airing cupboard housing hot water tank and shelving, doors off to accommodation.

### Bedroom 1

13' 4" x 9' 10" (4.06m x 3.00m)

Double glazed window to front, fitted carpet, radiator, tv point, smooth plastered ceiling, door to:





### **En Suite Shower Room**

Three piece suite comprising fully enclosed shower cubicle with tiled surround, low flush WC, vanity wash basin, radiator, obscure double glazed window to front, smooth plastered ceiling with inset spot lights, cupboard with shelving.

### **Bedroom 2**

12' 10" x 9' 0" (3.91m x 2.74m)

Max. Double glazed window to rear, fitted carpet, radiator, smooth plastered ceiling.

### **Bedroom 3**

11' 1" x 8' 1" (3.38m x 2.46m)

Double glazed window to front, laminate flooring, smooth plastered ceiling, radiator.

### **Family Bathroom**

Three piece suite comprising panelled bath with shower over and tiled surround, low flush WC, vanity wash basin, obscure double glazed window to rear, smooth plastered ceiling with inset spot lights, radiator.

### **Rear Garden**

The property benefits from this lovely landscaped south backing rear garden commencing with large expanse of patio providing excellent outside seating area for alfresco dining, whilst the remainder is mainly laid to established lawn with flowerbeds surrounding and screen panelled fencing to borders. To one side is covered storage area with outside tap whilst to the other is access to front.

### **Front Garden**

Driveway providing off street parking.

### **Garage**

Single Garage

Door to and from conservatory, power and light connected, doors to front.





## Dedman Gray

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