



* £675,000 - £725,000 Guide Price * HUGE DOUBLE PLOT * MASSIVE GARDEN * FIVE BEDROOMS AND MULTIPLE RECEPTION ROOMS * MULTIPLE BATHROOMS * IN AND OUT DRIVEWAY * GARAGE * This incredibly spacious and versatile home offers five double bedrooms, two bathrooms and a downstairs w/c, a kitchen-breakfast room, two large reception rooms, ample parking plus a garage and the uniquely vast rear garden! The home sits within both the King John School and Kingston Primary School catchment areas, has bus links and amenities very close by and is only a short drive to both Benfleet and Rayleigh train stations servicing separate lines to London. An internal viewing is highly recommended to see the high level of finish and the huge amount of space on offer!

- Double plot
- Versatile layout
- In and out driveway
- King John School catchment area
- Amenities and bus links nearby
- Huge garden
- Kitchen-breakfast room
- Single garage
- Short drive to both Benfleet and Rayleigh train stations
- Tonnes of character and space

Kenneth Road

Benfleet

£675,000

Price Guide



Kenneth Road



Frontage

Impressive in and out driveway providing parking for five vehicles, access to the single garage, planting borders, redbrick garden wall, overhanging front porch, traditionally styles composite front door with obscured double glazing leading to:

Entrance Hallway

27'0" x 4'7"

Storage cupboard under a carpeted staircase which rises to the first floor landing, radiator with decorative wooden cover, dado rail, skirting, wood effect laminate flooring.

Lounge

19'4" x 13'10"

UPVC double glazed bay fronted window with bespoke shutter blinds as well as two secondary double glazed windows with bespoke shutter blinds to side aspect, feature fireplace with granite hearth, double radiator, secondary radiator, coving, skirting, wood effect laminate flooring.

Dining Room

18'1" x 12'4"

UPVC double glazed bay fronted window with bespoke shutter blinds as well as a secondary double glazed window with bespoke shutter blinds, radiator, coving, dado rail, skirting, wood effect laminate flooring.

Downstairs W/C

5'4" x 2'11"

Obscured UPVC double glazed window to rear aspect, wall-mounted wash basin with chrome mixer tap, low level w/c, partially tiled walls, skirting, tile effect lino flooring.

Kitchen-Breakfast Room

UPVC double glazed door and window to rear aspect for garden access, grey shaker style kitchen units both wall-mounted and base level comprising; integrated full length fridge as well as an integrated full length freezer, integrated dishwasher, space for a washing machine, sink and a half with chrome mixer tap and routed drainer set into a quartz worktop, five ring burner free standing oven and hob, stainless steel extractor over with tiled splashback, eye-level integrated microwave, spotlighting, five seater breakfast bar with storage underneath, skirting, traditional column style radiator, wood effect laminate flooring.

Playroom/Office/Bedroom Five

12'5" x 12'0"

Dual aspect UPVC double glazed windows with bespoke shutter blinds to side and rear, radiator, coving, dado rail, skirting, wood effect laminate flooring.

First Floor Landing

UPVC double glazed window to rear aspect, airing cupboard, dado rail, skirting, carpet, doors to all rooms.

Master Bedroom

16'7" x 13'5"

UPVC double glazed window with bespoke shutter blinds to front aspect, double radiator, access to en-suite, skirting, carpet.

En-Suite to Master

10'4" x 3'3"

Obscured UPVC double glazed window to side aspect, shower cubicle with drencher head and inset shelving, wall-mounted wash basin with chrome mixer tap with inset mirror and spotlight, low-level w/c, chrome towel radiator, spotlighting, extractor fan, floor tiling.

Bedroom Two

14'2" x 11'6"

UPVC double glazed window with bespoke shutter blinds, radiator, skirting, carpet.

Bedroom Three

13'1" > 9'4" x 12'5"

UPVC double glazed window to rear aspect with bespoke shutter blinds, double radiator, skirting, carpet.

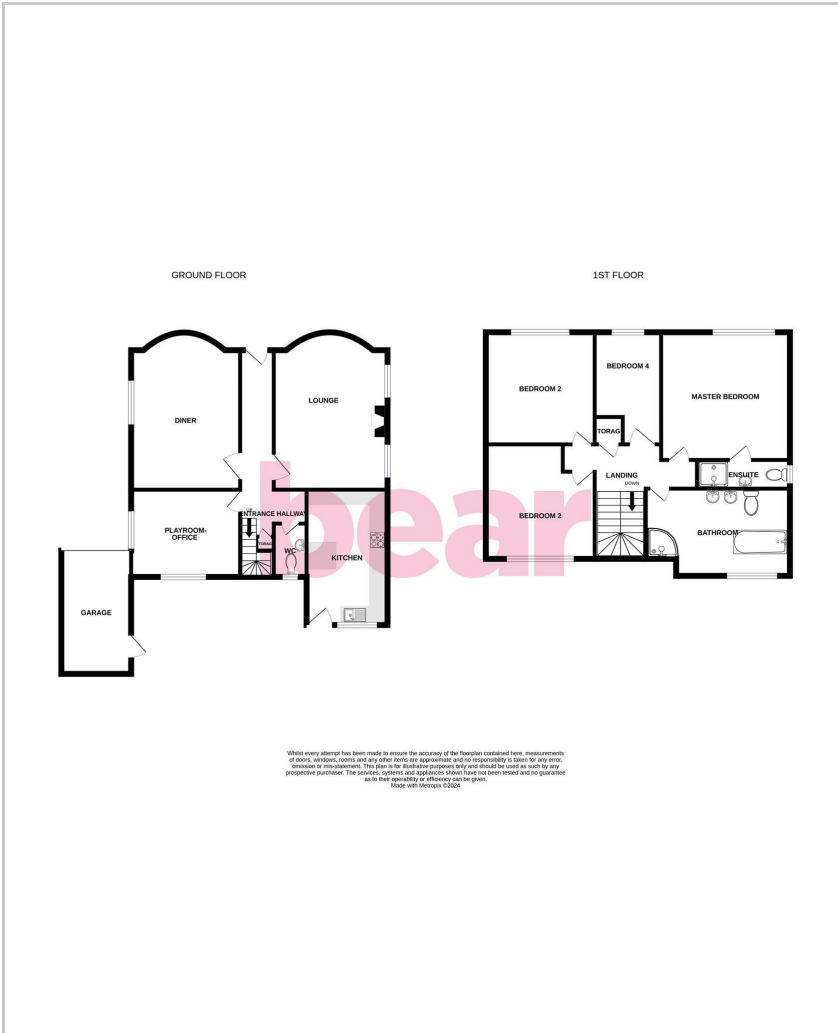
Bedroom Four

11'9" x 6'7"

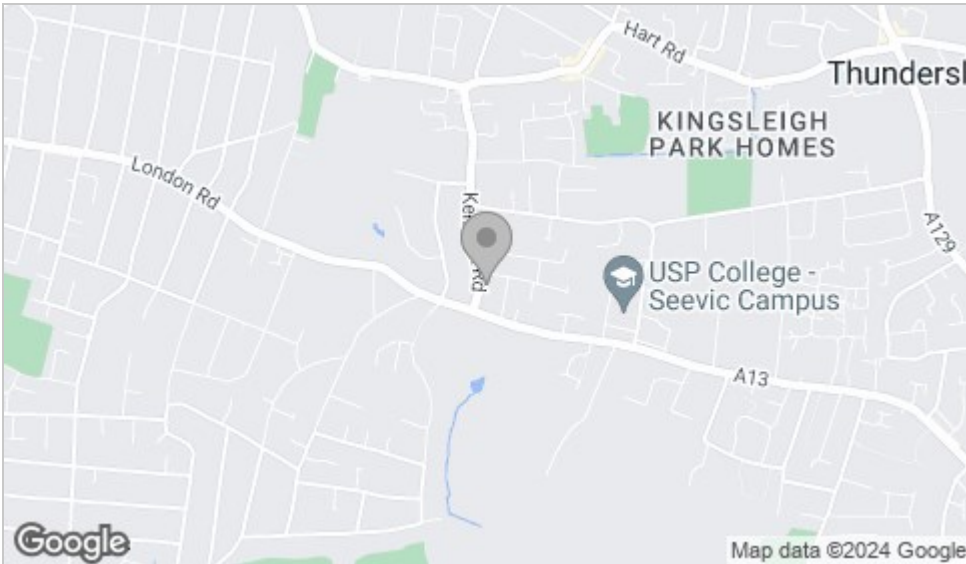
UPVC double glazed window with bespoke shutter blinds to front aspect, radiator, loft access, skirting, wood effect laminate flooring.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(81-91) 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	