



\* GUIDE PRICE £575,000 - £600,000 \* HEAVILY EXTENDED DETACHED HOME \* GARAGE AND PARKING FOR FOUR \* SOUTH FACING GARDEN \* ESTUARY VIEWS \* WALK TO BENFLEET STATION \* KING JOHN/KENTS HILL SCHOOL CATCHMENT \* This impressive detached home offers a huge amount of internal space, ample parking and a south facing garden. On the ground floor, there are two main reception rooms, a kitchen-breakfast room with direct garden access, downstairs w/c, a separate utility room, garage and the fifth bedroom/possible office. While upstairs, you will find four generously sized bedrooms, an en-suite to master, a three-piece family bathroom and Estuary views from the back of the house. For schooling, The King John School and Kents Hill Primary are both within catchment, while Southend's grammar schools are a short drive away. Benfleet Station for London commuters is only a walk away and Benfleet Downs and Boyce Hill Golf Course are moments away too. Amenities and bus links are also only around the corner - making this a great choice for a family home!

- Heavily extended five bedroom family home
- Detached house with Estuary views
- Parking for four vehicles
- Walk to Benfleet Station
- The King John School and Kents Hill Primary catchments areas
- South facing garden
- Downstairs W/C
- Garage
- En-suite to Master and family bathroom
- Popular South Benfleet location

## Clarence Road North

Benfleet

**£575,000**

Price Guide



# Clarence Road North



## Frontage

Ample parking for four vehicles minimum, side access to garden, access to garage, double glazed front door leading to:

## Entrance Hallway

18'3" x 6'

Staircase rising to first floor landing, radiator, wood effect laminate flooring.

## Lounge

16'8" x 12'4"

UPVC double glazed window to front aspect, radiator, coving, skirting and carpet.

## Dining Room

12'6" x 10'4"

UPVC double glazed window to front aspect, radiator, coving, skirting and carpet.

## Study/Bedroom 5

12'6" x 6'

UPVC double glazed window to rear aspect., radiator, coving, skirting and carpet.

## Kitchen-Breakfast Room

18'1" x 8'4"

UPVC double glazed window to rear aspect and French doors for garden access, kitchen units both wall-mounted and base level comprising; granite worktops, stainless steel sink and drainer with chrome mixer tap and tiled splashbacks, five ring burner gas hob with extractor fan over, built-in double oven, integrated dishwasher, integrated fridge, door to:

## Utility Room

6'8" x 3'7"

Space for washing machine, space for tumble drier, wood effect laminate flooring.

## Ground Floor W/C

3'4" x 2'6"

Low-level w/c, wash basin, partially tiled walls, tiled flooring.

## First Floor Landing

Obscured UPVC double glazed window to side aspect, loft access.

## Master Bedroom

15'7" x 12'5"

Dual aspect UPVC double glazed window to front and rear, built-in wardrobe, radiator, carpet and access to en-suite.

## En-suite to Master

8'3" x 5'

Low-level w/c, wash basin, walk-in shower cubicle, heated towel rail, tiled walls, tiled flooring.

## Bedroom Two

12' x 11'

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

## Bedroom Three

10'4" x 10'3"

UPVC double glazed window to front aspect, radiator, skirting and carpet.

## Bedroom Four

10'3" x 7'5"

UPVC double glazed window to front aspect, radiator, overstairs storage cupboard, skirting and carpet.

## Family Bathroom

6'9" x 5'10"

UPVC obscured double glazed window to front aspect, low-level w/c, pedestal wash basin, paneled bath, heated towel rail, partially tiled walls, tiled flooring.

## South Facing Rear Garden

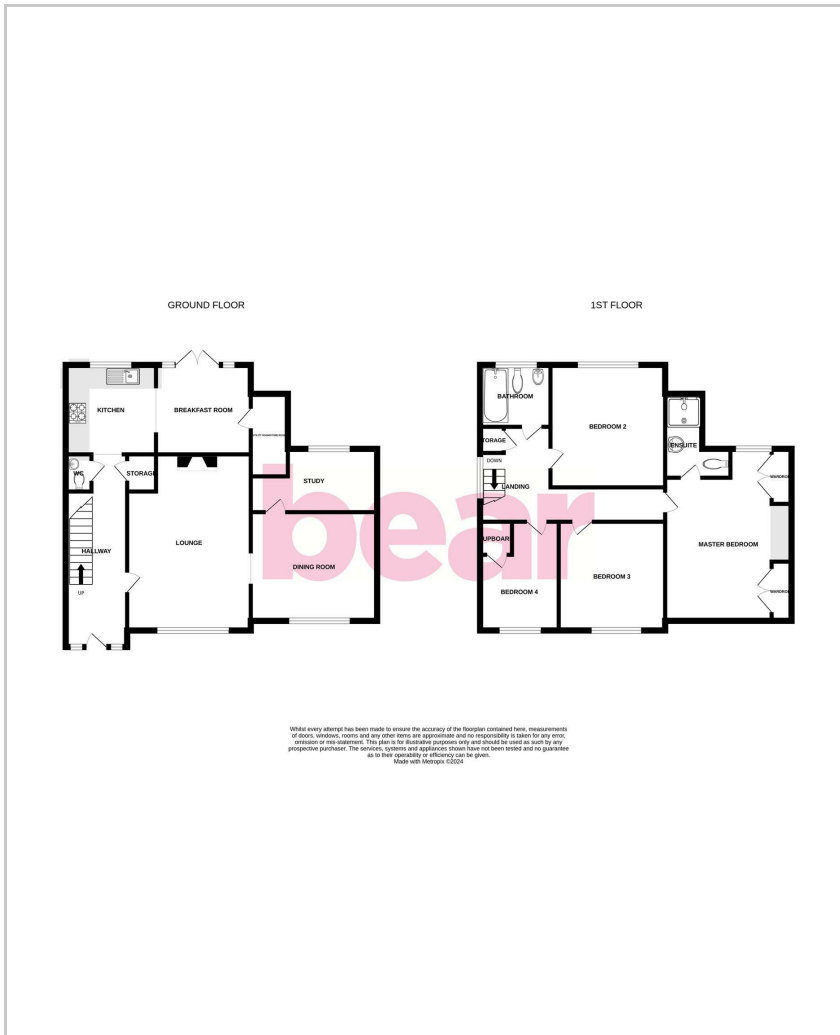
Commences with a paved patio, access to garage, leading down to a lawn area.

## Garage

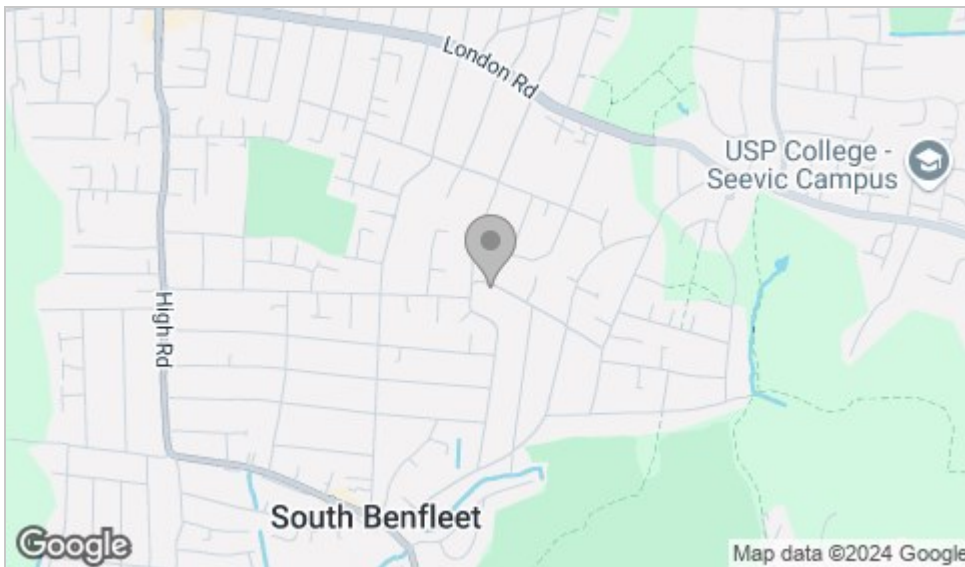
Up and over door, power and lighting, side door to garden.



# 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	