



* £400,000 - £450,000 * LARGE FOUR BEDROOM HOME * PARKING AND GARAGE * OPEN-PLAN LAYOUT * LARGE GARDEN * INCREDIBLY BRIGHT HOME * This deceptively large four bedroom home offers a bright downstairs with an open-plan layout comprising lounge, dining and kitchen areas. While upstairs, there are four great-sized bedrooms with storage/wardrobes and a sleek three-piece family bathroom. Externally, there is a large garden with a shed that could easily be converted into an office, parking on the front driveway (with the potential for more parking) and an integral garage. The location is a peaceful one, positioned on a quiet side road but with amenities and bus links very close by and only a short drive to Benfleet Station for London commuters. For schooling, Kingston Primary and the favoured King John School are within the catchment area, with the grammar schools of Southend not far away. This property needs to be viewed to truly appreciate how naturally bright and spacious it is!

- Deceptively large four bedroom home
- Garage
- Modern interiors
- Potential office in garden
- Short drive to Benfleet Station
- Large floorspace downstairs
- Parking
- Bright open-plan layout
- Quiet location in Thundersley
- King John School catchment area

Borrowdale Close

Benfleet

£400,000

Price Guide



Borrowdale Close



Frontage

Parking for one vehicle plus an additional space in the garage with a lawn area which could be turned into yet more parking, gated side access and a UPVC obscured double glazed front door leading to:

Single Garage

Provides one parking space, power, lighting, space for washing machine and tumble dryer, UPVC double glazed rear door, electric front door.

Front Porch

9'4" x 3'3"

UPVC double glazed obscured windows to front aspect, spotlighting, two shelves, skirting, tiled floor with an opening through to entrance hall.

Entrance Hallway

9'4" x 9'3"

Carpeted staircase rising to 1st floor landing with storage space underneath, double radiator, coving, skirting, oak flooring, opening through to the lounge-diner.

Lounge-Diner

21'11" x 10'5"

UPVC double glazed French doors and sidelights for direct access to garden, feature fireplace with stone surround, two modern vertical stainless steel radiators, coving, skirting, oak flooring, opening through to the kitchen.

Kitchen

18'4" x 6'8"

Two UPVC double glazed windows one to rear and one to side aspect with a UPVC double glazed side door, white gloss kitchen units both wall-mounted and base level comprising; ceramic undermount sink and a half with chrome mixer tap set into quartz worktops with a routed drainer, four ring burner Miele gas hob with extractor over, eye-level integrated Miele oven and grill, space for a large American style fridge/freezer, integrated dishwasher, double radiator, spotlighting, skirting, oak flooring.

First Floor Landing

Loft access, skirting, carpet, doors to rooms.

Master Bedroom

18'2" x 9'4"

UPVC double glazed window to rear aspect, large set of built-in wardrobes, double radiator, skirting, carpet.

Bedroom Two

13'1" x 8'7"

UPVC double glazed window to rear aspect, airing cupboard, double radiator, skirting, oak flooring.

Bedroom Three

10'9" x 6'3"

UPVC double glazed window to front aspect, built-in wardrobe, double radiator, skirting, carpet.

Bedroom Four

8'6" x 7'7"

UPVC double glazed window to front aspect, built-in wardrobe, double radiator, skirting, carpet.

Three-Piece Family Bathroom

7'9" x 5'8"

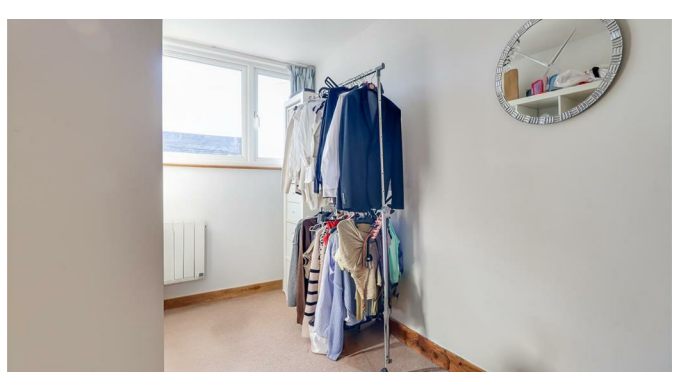
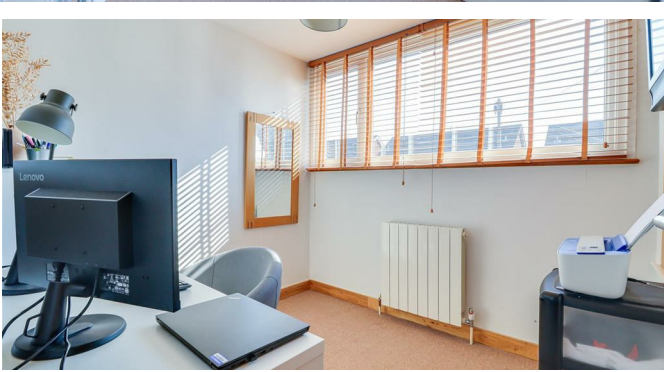
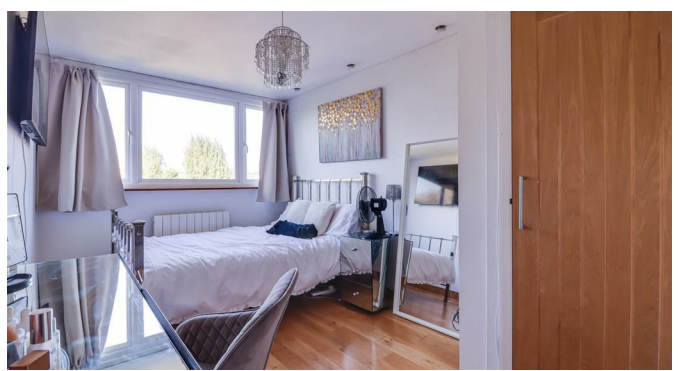
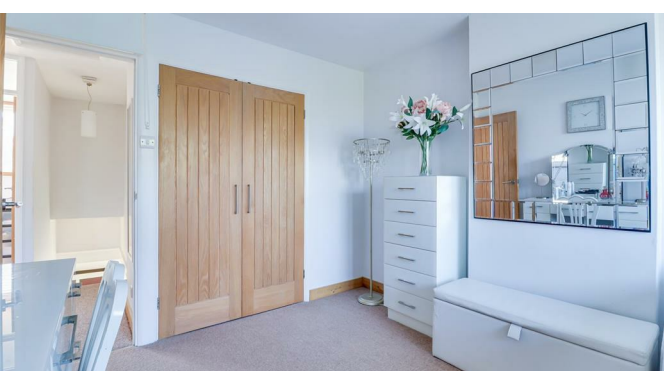
Two obscured UPVC double glazed windows to side aspect, tiled bath area with drencher showerhead, modern wall-mounted wash basin with chrome mixer tap, low-level w/c with hidden cistern, wall-mounted cupboard, stainless steel vertical radiator, spotlighting, extractor fan, floor tiling.

Rear Garden

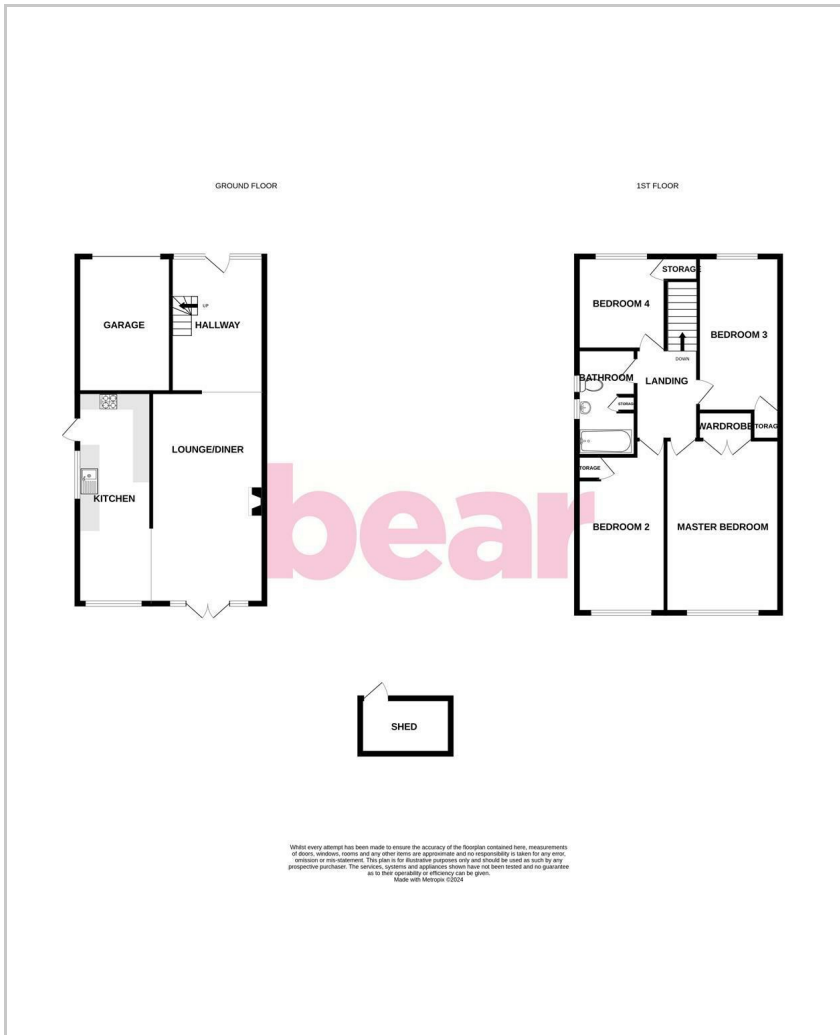
Spacious garden, overlooked with a decked seating area, large lawn area, fencing to both sides, shed suitable for office conversion, side access back to the front of the property.

Shed

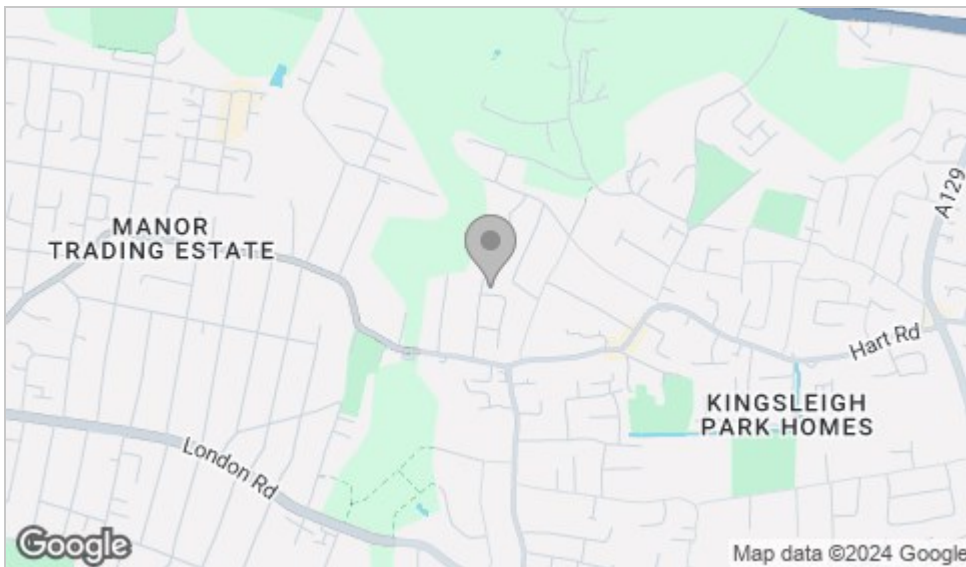
Fully insulated shed to remain which currently has power and lighting with a front door but could be turned into an office.



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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	