



* ELEVATED SOUTH BACKING PLOT * VIEWS ACROSS THE THAMES ESTUARY AND BOYCE HILL GOLF COURSE * IMMACULATE MODERN FINISH * A stunning family home that offers bright and spacious accommodation throughout and boasting an impressive kitchen breakfast room, a separate utility room and a large open plan lounge dining area to the rear. There is also a tranquil brick based conservatory, a generous south backing rear garden and a driveway for several vehicles along with a garage store. The property has the advantages of a downstairs WC, a four piece family bathroom and an en-suite shower room to the master bedroom. Standing on an excellent plot, this house is walking distance to Benfleet Station, High Road and falls within The King John School catchment.

- Sizable fully detached family home
- Large south facing rear garden
- Two reception areas as well as a brick based conservatory
- Large family bathroom
- Benfleet Train Station within walking distance
- Driveway for three to four vehicles and garage storage space
- Views of the Thames Estuary and Boyce Hill Golf Course
- Master bedroom with en-suite shower room
- Elevated position within a popular residential road in South Benfleet
- Benfleet High Road shopping amenities close by

Clarence Road North

Benfleet

£650,000



Clarence Road North



Frontage

Paved driveway creating parking for at least three to four vehicles, raised shingled flower bed border, side access to the rear gardens, access to:

Attached Garage

14'2" x 8'1"

Power, light, concrete flooring, electric roller shutter door to the front, smart gas meter.

Hallway

16'6"

Coved ceiling, composite entrance door to the front with adjacent obscured double glazed windows, floor to ceiling storage cupboard space with inset draws, stairs to the first floor, radiator, Kardean flooring.

Downstairs W/C

7'9" x 2'10"

Smooth ceiling, obscured double glazed window to the side, low-level w/c, vanity unit wash basin, wall hung chrome heated towel rail, fully tiled walls, and tiled flooring.

Utility Room

13'2" x 7'9"

Smooth ceiling with inset spotlighting, cupboard housing the electric meter, floor to ceiling and base level white gloss units with a quartz effect square edge worktop, space for an American style fridge freezer, space for a tumble dryer, space for a washing machine, large pull out draws, Kardean flooring.

Kitchen

18'1" x 10'11" > 7'10"

Smooth ceiling with inset spotlighting, obscured double glazed window and door to the side leading out to the front driveway and garden, double glazed window to the side, white high gloss kitchen comprising: floor to ceiling and base level units, two integrated Neff double ovens, integrated Neff five ring induction hob with a CDA extractor fan above, cupboard housing a wall mounted Baxi boiler, pan draws, quartz worktops, breakfast bar incorporated, 1.5 sink and drainer, quartz upstands and tiled splashbacks, Kardean flooring, pull out larder cupboard.

Dining Room

9'9" x 10'10"

Understairs storage cupboard, double glazed windows to the side, coven ceiling, radiator, laminate flooring, opening to:

Lounge

22'2" x 12'10"

Coved ceiling, two sets of aluminium bi-folding doors to the rear, one set leading out to the garden, and one leading into the conservatory, two vertical radiators, laminate flooring.

Brick based Conservatory

12'10" x 12'6"

Double glazed windows to the rear and sides, double glazed French doors to the side leading out to the garden, laminate flooring, double glazed glass roof which is self cleaning, fitted with electric windows.

First Floor Landing

16'0" x 6'8" maximum

Coved ceiling, double glazed windows to the side, airing cupboard, laminate flooring, doors to tall rooms.

Bedroom One

17'3" > 13'0" x 12'11"

Coved ceiling, double glazed windows to the rear offering views of the estuary and Boyce Hill golf course, radiator, carpet, fitted floor to ceiling wardrobes, door to:

En-Suite Shower Room

8'0" x 3'10" > 2'4"

Smooth ceiling with inset spotlighting, obscured double glazed window to the side, wall hung chrome heated towel rail, wall hung wash basin, low level w/c, shower cubicle, fully tiled walls, and tiled flooring.

Bedroom Two

17'5" > 14'1" x 8'11"

Coved ceiling, double glazed windows to the rear offering views of the estuary and Boyce Hill golf course, radiator, and carpet.

Bedroom Three

11'4" x 10'4"

Coved ceiling, double glazed windows to the front, radiator, and carpet.

Bedroom Four

10'6" x 8'5"

Coved ceiling, double glazed window to the front, radiator, and carpet.

Family Bathroom

9'10" x 5'10"

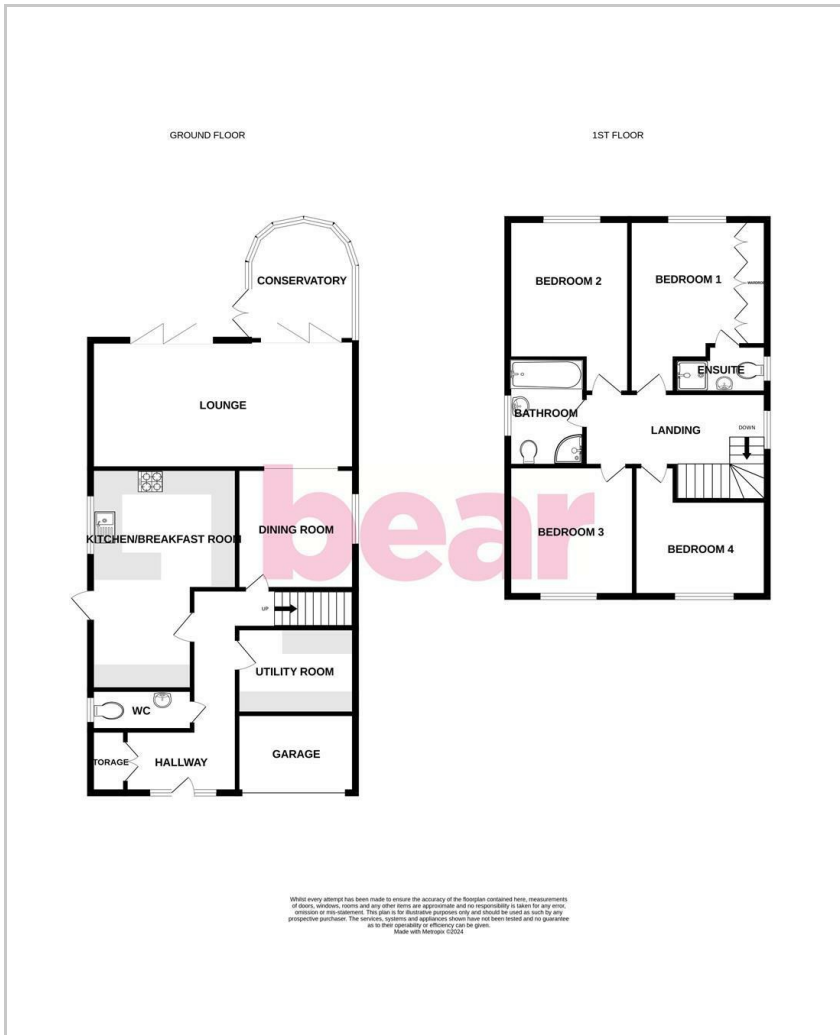
Paneled bath with a shower attachment, shower cubicle, low-level w/c, wall hung wash basin, wall hung chrome heated towel rail, double glazed windows to the side, smooth ceiling with inset spotlighting, fully tiled walls, and tiled flooring.

South Backing Rear Garden

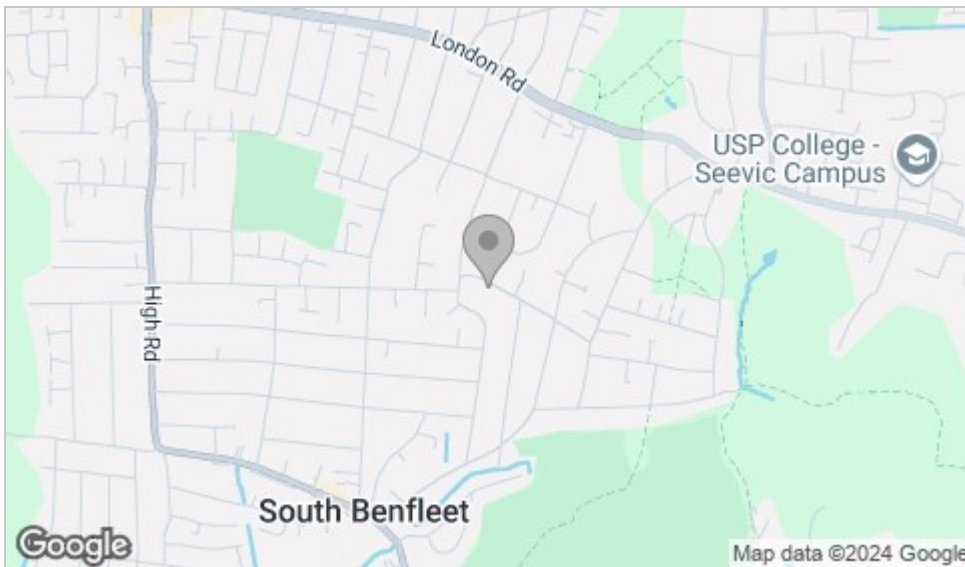
Commences with a raised decking area with steps down to the remainder which is laid to lawn, established tree and shrub borders, further patio to the rear, concrete base with a garden shed, outside tap, outside lighting, side access to the front driveway.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	