



* GARAGE AND PARKING * REAR EXTENSION * RENOVATED KITCHEN * TWO BATHROOMS AND A DOWNSTAIRS W/C * AMPLE STORAGE THROUGHOUT * This charming home is positioned on a very quiet turning, nearby the amenities of Hart Road within Thundersley Village. The spacious accommodation is comprised of; a renovated kitchen-diner, a lounge and a rear extension to provide an additional reception space that leads out onto the landscaped rear garden. On the first floor, you will find; three great-sized bedrooms, ample storage throughout, a three-piece family bathroom and a hidden en-suite to the master. The favoured Kingston Primary and King John senior school are both within the catchment area and Southend's prestigious grammar schools are a quick bus ride away. Benfleet and Rayleigh Stations are a short drive away, offering both train lines to London for commuters and Hadleigh Country Park is also nearby. The property is presented immaculately and is already offered with a complete onward chain.

- Rear extension
- Ample parking and garage
- Renovated kitchen
- Downstairs W/C
- Tonnes of built-in storage throughout
- Three great-sized bedrooms
- Landscaped garden
- Three-piece family bathroom
- Immaculately presented
- Complete onward chain

Princes Avenue

Benfleet

£450,000

Offers In Excess Of



Princes Avenue



Frontage

Parking for 2/3 vehicles on a block pave driveway with side access to garden and the single garage, beautiful front lawn and planting and an overhanging front porch with a composite and obscured double glazed front door leading to:

Entrance Hallway

Carpeted staircase rising to first floor landing, coving, dado rail, radiator, access to downstairs w/c, skirting and wooden flooring.

Downstairs W/C

Obscured UPVC double glazed window to side aspect, low-level w/c, floating vanity unit with wash basin and chrome mixer tap, coving, skirting and wooden flooring.

Kitchen-Diner

16'3" >8'2" x 15'10" > 7'4"

UPVC double glazed oriel window and secondary window to front aspect, two large understairs storage cupboards, two radiators, coving, skirting and carpet.

Farmhouse style kitchen units both wall-mounted and base level comprising; stainless steel 1.5 sink and drainer with brushed nickel mixer tap set into solid Minerva work surfaces, integrated Bosch dishwasher, integrated Neff washing machine, integrated under counter fridge and separate freezer, four ring burner Neff induction hob with stainless steel extractor over and an integrated Neff 'Slide and Hide' oven, integrated wine rack and herringbone flooring.

Lounge

22'2" x 16'0" > 78'3"

UPVC double glazed French doors with sidelights to rear aspect for garden access as well as two UPVC double glazed windows to side aspect, three radiators, a beautiful stone fireplace, ornate coving and ceiling roses, skirting and carpet.

First Floor Landing

Loft access, storage cupboard, coving, dado rail, skirting and carpet.

Master Bedroom

15'11" x 12'0"

UPVC double glazed window to rear aspect, two sets of sliding in-built wardrobes, hidden en-suite through sliding doors, radiator, coving, skirting and carpet.

En-suite to Master

Obscured UPVC double glazed window to side aspect, tiled shower cubicle, vanity unit with wash basin and chrome mixer tap with a tiled splashback, spotlighting, tiled flooring.

Bedroom Two

9'10" x 8'6"

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

Bedroom Three

10'10" x 7'3"

UPVC double glazed window to front aspect, built-in wardrobes, coving, radiator, skirting and carpet.

Three-Piece Family Bathroom

6'7" x 5'6"

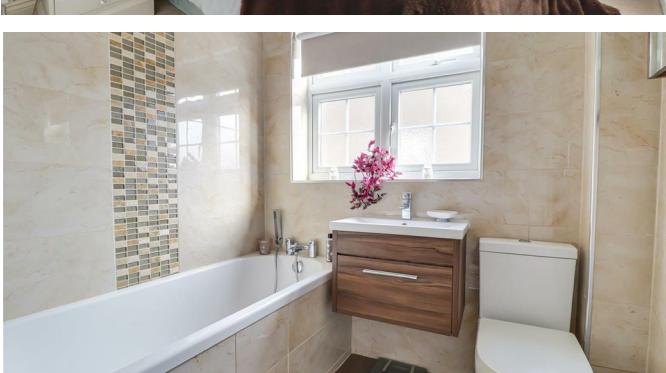
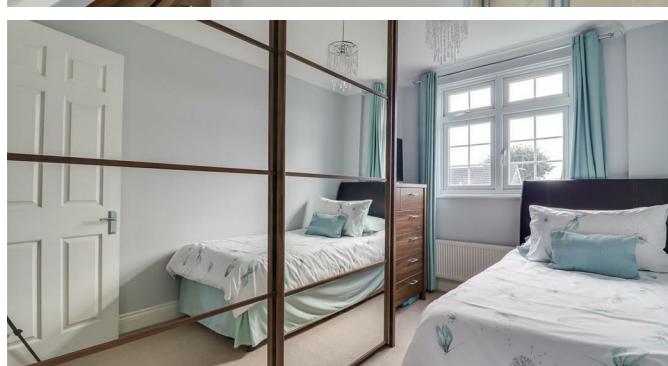
Obscured UPVC double glazed window to side aspect, low-level w/c, floating vanity unit with wash basin and chrome mixer, bathtub with chrome mixer tap and shower attachment, fully tiled walls, spotlighting, chrome towel radiator, wood effect vinyl flooring.

Landscaped Garden

Commences with a paved patio with the rest of the garden mostly laid to lawn and shingled with stepping stones to a rear decked seating area, covered by pergola and with planting borders and access to the single garage as well as to the front of the property.

Single Garage

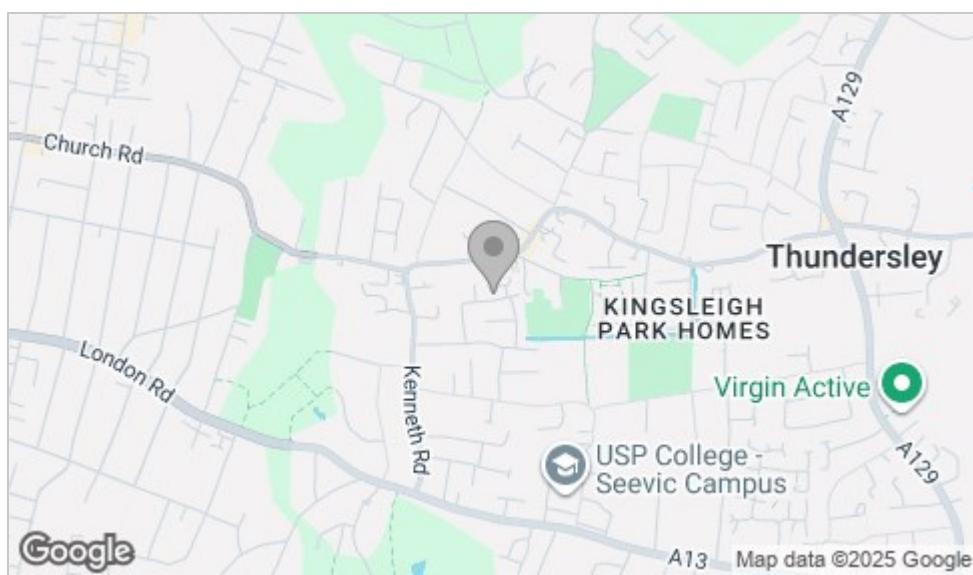
Up and over front door with a UPVC and obscured double glazed side door, power and lighting.



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.

Energy Efficiency Graph		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		73
(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
		

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