



* £425,000 - £450,000 * EXTENDED TO REAR AND FRONT * WEST-FACING GARDEN * TWO BATHROOMS * WEST-FACING BALCONY * PARKING * THREE BEDS UPSTAIRS AND A FOURTH DOWNSTAIRS * POTENTIAL ANNEX-STYLE SETUP * This incredibly spacious home has been extended to the rear and to the front, allowing for a versatile downstairs layout and a potential annex-style setup. The accommodation is comprised of; a welcoming hallway with staircase rising to the first floor, a large extended lounge-diner with a lift also to the first floor, a sunny west-facing garden, fitted kitchen, downstairs w/c and a 'Jack and Jill' style shower room/en-suite which leads through to the downstairs bedroom. On the first floor, you will find three great-sized bedrooms (two of which have a range of built-in wardrobes), a three-piece family bathroom and a sunny west-facing balcony/terrace. The home is nestled down a quiet cul-de-sac and is only a walk from a range of amenities and bus links, with Benfleet Station a ten-minute drive away for commuters. For schooling, Jotmans Hall Primary and The Appleton School are within catchment and the prestigious grammar schools of Southend are only a bus ride away. The property is offered with no onward chain and is available to view now!

- Rear extension
- Parking for two vehicles
- Balcony/roof terrace
- 10 minutes to Benfleet Station
- Great sized bedrooms
- Front extension
- West-facing garden
- Quiet cul-de-sac location
- Versatile layout with annex-style setup
- No onward chain

Romsey Road

Benfleet

£425,000

Price Guide



Romsey Road



Frontage

Parking for two vehicles on a landscaped front driveway, side access to garden, fencing, hedging borders and a UPVC double glazed and obscured front door with sidelights leading to:

Front Porch

Room for coat hanging and shoes, skirting, carpet, wooden and obscured door with sidelight leading to:

Entrance Hallway

21'3" x 5'10"

Staircase rising to first floor landing with space for a desk/workstation underneath, large storage cupboard, double radiator, skirting, carpet, access to downstairs shower room and w/c.

Downstairs W/C

6'7" x 2'8"

Recently renovated with a UPVC double glazed obscured front window, w/c with hidden cistern, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, fully tiled walls and flooring.

Downstairs Shower Room/Bedroom Four En-suite

7'3" x 2'8"

Tiled shower cubicle, vanity unit, shaver point, wall tiling, carpet.

Bedroom Four/Reception Room

15'3" x 7'9"

UPVC double glazed oriel window to front aspect with a UPVC double glazed side door with sidelight for garden access, double radiator, two ceiling roses, built-in wine rack and storage cupboards, skirting, carpet, swing doors through to kitchen.

Kitchen

26'2" x 8'2"

UPVC double glazed obscured side door and window, kitchen units both wall-mounted and base level comprising: composite sink and drainer with chrome mixer tap set into laminate worktops with tiled splashback, integrated eye-level Miele oven and Miele microwave, four ring burner Miele electric hob with hidden extract over, Miele washing machine, Bosch dishwasher, tumble dryer, fridge/freezer, fully tiled walls and flooring.

Extended Lounge-Diner

20'4" x 16'11"

Double glazed aluminium sliding doors for garden access as

well as two aluminium double glazed windows to rear and side aspects and two obscured feature windows to side aspect, ornate ceiling rose and ceiling detailing, decorative cornice, wall panelling, feature fireplace with marble hearth, double radiators, lift to first floor (can be removed upon completion), skirting, carpet.

First Floor Landing

Loft access, skirting, carpet.

Master Bedroom

17'2" x 9'10"

UPVC double glazed window to front aspect, a range of fitted wardrobes and overhead storage, two radiators, skirting, carpet.

Bedroom Two

11'5" x 8'9"

UPVC double glazed door and sidelights for access to west-facing balcony/roof terrace, fitted wardrobes, radiator, coving, skirting, carpet.

Bedroom Three

12'0" x 7'11"

UPVC double glazed window to rear aspect, ceiling rose, coving, skirting, lift to ground floor (can be removed upon completion), carpet.

Four-Piece Family Bathroom

8'0" x 6'4"

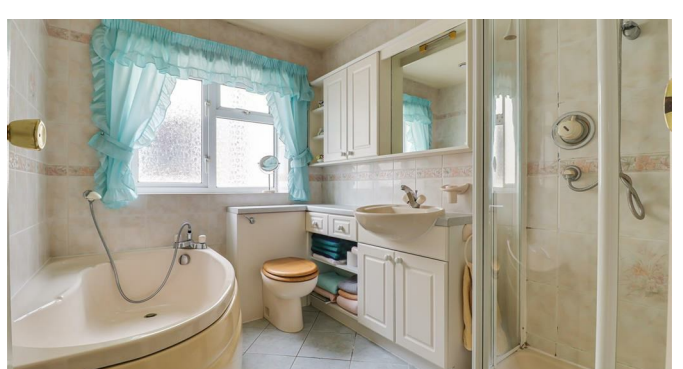
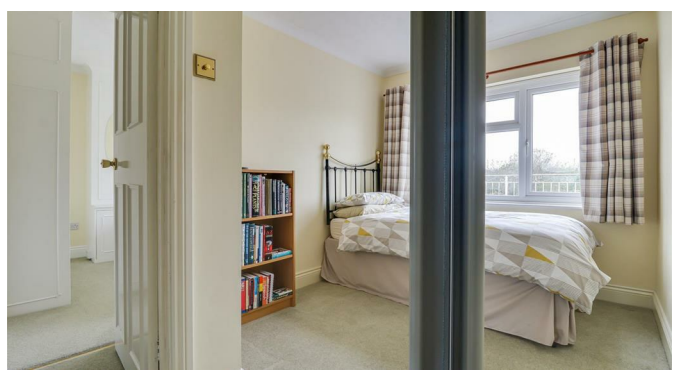
Obscured UPVC double glazed window to side aspect, corner shower cubicle, corner bathtub with chrome mixer tap and shower attachment, combined vanity unit with wash basin and w/c, wall-mounted mirrored cupboard, fully tiled walls and flooring.

West-Facing Balcony

Accessed via bedroom two, metal balustrades, tiled flooring.

West-Facing Rear Garden

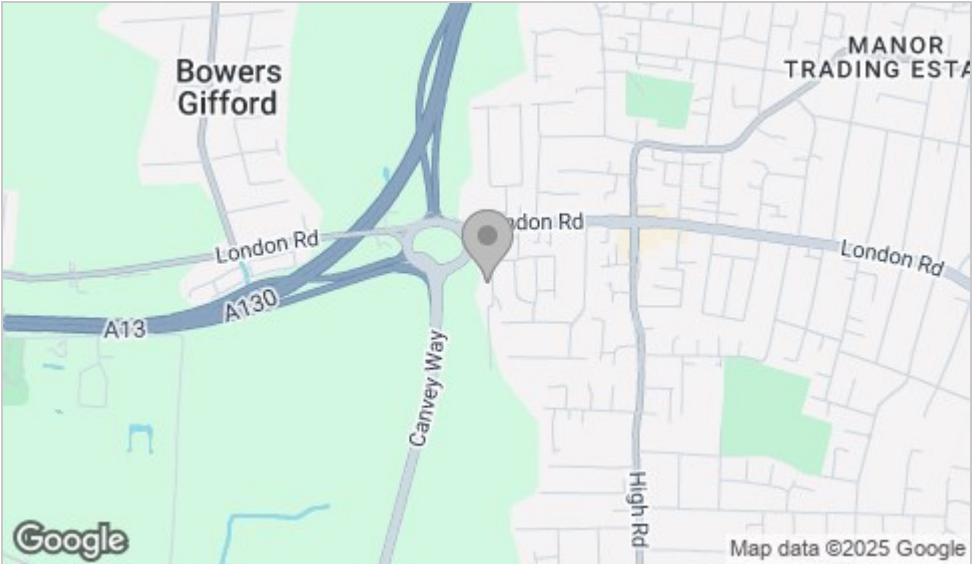
Mostly laid to lawn with a large planting border in the middle of the garden as well as a covered seating area with pergola and planting, a rear paved seating area with a shed to remain, fencing and side access to front of property.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

