



* £600,000 - £650,000 * AMPLE PARKING AND CONVERTED GARAGE/TREATMENT ROOM * MODERN KITCHEN-FAMILY ROOM LAYOUT WITH OFFICE AND ADDITIONAL LOUNGE * TWO BATHROOMS AND A DOWNSTAIRS W/C * LOW MAINTENANCE LANDSCAPED GARDEN * FOUR DOUBLE BEDROOMS WITH WARDROBES * This stunning and spacious, four double bedroom detached home sits on a picturesque development and is within The King John School catchment area. The accommodation is comprised of; landscaped frontage with additional parking to the rear, a converted garage with a storage half/treatment room half, a welcoming entrance hall with access to the office and a downstairs W/C, bay-fronted lounge, a bright kitchen-family room to the rear, utility room and a low-maintenance landscaped garden. While upstairs, there are four great-sized double bedrooms with wardrobes, an en-suite to master and a three-piece family bathroom. The location offers a short drive to Benfleet Station for London commuters and there are amenities and bus links on the doorstep. For schooling, both the Westwood Academy and The King John School are within catchment, with bus links to the grammar schools of Southend. The home is incredibly well-presented and is available to view now!

- Ample parking
- Single garage which has been converted
- Landscaped low-maintenance garden
- Four double bedrooms with wardrobes
- En-suite to master and a three-piece family bathroom
- The King John School catchment area
- Office, utility room and downstairs W/C
- Kitchen-family room with additional front lounge
- Immaculately presented throughout on an attractive development
- Short drive to Benfleet Station for commuters

Kiln Road

Benfleet

£600,000

Price Guide



Kiln Road



Frontage/Parking

Recently landscaped frontage which could provide parking for up to three vehicles with an additional two private parking spaces to the rear of the property, as well as access to the single garage. There are planting borders to the front, gated access to the garden and an overhanging front porch with a composite front door leading to:

Entrance Hallway

Access to W/C, access to office, storage cupboard, radiator, carpeted staircase rising to first floor landing, skirting, tiled floor.

Office

UPVC double glazed window to front aspect, fully fitted desk and storage solution, radiator, skirting, tiled floor.

Downstairs W/C

Low-level W/C, radiator, pedestal wash basin with chrome mixer tap and a tiled splashback, extractor fan, skirting, tiled floor.

Front Lounge

18'4" x 12'9"

UPVC double glazed bay fronted window, two radiators, feature fireplace, skirting, wood effect laminate flooring.

Kitchen-Family Room

27'7" x 16'3"

Room is comprised of separate kitchen, dining and sitting areas with UPVC double glazed French doors and windows to rear aspect as well as two further UPVC double glazed rear windows. Modern kitchen units both wall-mounted and base level comprising; inset stainless steel 1.5 sink with routed drainer set into granite worktops with a chrome mixer tap, six ring burner gas hob with stainless steel extractor hood over, integrated oven, integrated fridge/freezer, integrated dishwasher, three radiators, skirting, tiled flooring and access to the utility room.

Utility Room

6'1" x 4'9"

Obscured double glazed composite side door for garden access as well as a base cupboard and boiler cupboard, space for undercounter washing machine and separate tumble dryer, granite worktops, radiator, extractor fan, skirting, tiled floor.

First Floor Landing

Airing cupboard with water tank and shelving, loft access, radiator, skirting, carpet.

Bedroom One

UPVC double glazed window to front aspect, large fitted wardrobes, access to en-suite, radiator, skirting, wood effect laminate flooring.

En-suite to Master

Tiled shower cubicle, towel radiator, pedestal wash basin with chrome mixer tap, low-level W/C, extractor fan, shaver points, wall, floor tiling.

Bedroom Two

UPVC double glazed window to front aspect, overstairs storage cupboard as well as fitted wardrobes, radiator, skirting, wood effect laminate flooring.

Bedroom Three

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, skirting, wood effect laminate flooring.

Bedroom Four

UPVC double glazed rear window, fitted wardrobes, radiator, skirting, wood effect laminate flooring.

Three-Piece Family Bathroom

Obscured UPVC double glazed rear window, bath with chrome mixer tap, partially tiled walls, pedestal wash basin with chrome mixer tap, wall mirror, low-level W/C, large towel radiator, extractor fan, floor tiling.

Garage/Treatment Room

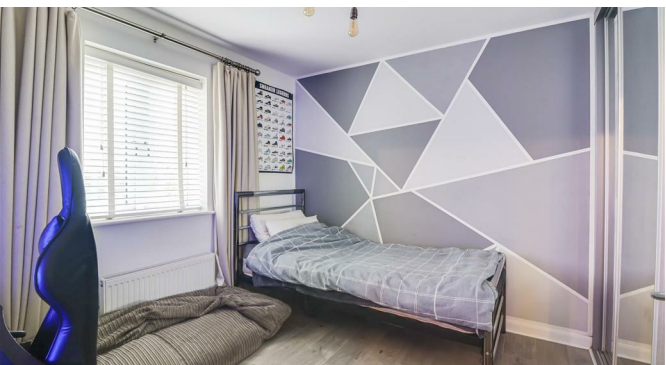
Room has been divided into two halves and is currently comprised of; a front storage area with an electric roller door and the rear half is accessed via UPVC double glazed French doors from the garden and contains power, lighting and heating and is currently used as a treatment room.

Landscaped Rear Garden

Commences with a covered paved patio area with plenty of room for seating, a pond, low-maintenance artificial lawn, side access to front of property, access to garage and rear parking and access to the 10.5 m long storage shed.

Agents Notes

The entire house is fitted with a clean air ventilation system, as well as being fitted with a top of the range burglar alarm system, the loft is partially boarded and insulated and there is a 10.5m long shed to remain.



Floor Plan



Total floor area 148.8 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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.

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

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

