



\* PARKING FOR TWO PLUS GARAGE \* GARDEN WITH HOT TUB \* FOUR DOUBLE BEDROOMS AND TWO BATHROOMS \* UTILITY ROOM AND DOWNSTAIRS W/C \* ESPECIALLY QUIET CLOSE \* This impressive four double-bedroom detached house is positioned down a quiet cul-de-sac and has parking, a garage and great-sized double bedrooms. The accommodation is comprised of; parking for two on the block paved driveway with a single garage, a welcoming hallway with access to the utility room and a downstairs W/C, a vast bay-fronted lounge and a separate rear dining room with a sliding door out to the garden which has a hot tub to remain, a fitted kitchen with plenty of storage space and upstairs, there are four spacious double bedrooms, an en-suite to master and a four-piece family bathroom. The location offers a short drive to Benfleet Station for London commuters and there are amenities and bus links around the corner. For schooling, The Kents Hill and The Appleton schools are within catchment, while the prestigious grammar schools of Southend are only a bus ride away. The property is well-presented and available to view now!

- Executive detached home
- En-suite and family bathroom
- Two large reception rooms
- Quiet cul-de-sac in Benfleet
- Garden with hot tub to remain
- Four double bedrooms
- Utility room and downstairs W/C
- Garage and parking on the driveway for two vehicles
- Short drive to Benfleet Station for commuters
- Ample storage throughout

## St. Clements Crescent

Benfleet

**£600,000**

Offers In The Region Of





# St. Clements Crescent



## Frontage/Parking

Block paved driveway providing two parking spaces plus an additional in the garage, there is potential for more parking where the front lawns are. There is an overhanging front porch with a composite and obscured double glazed door leading to:

## Entrance Hall

Access to downstairs WC, storage cupboard, radiator with decorative wooden cover, spotlighting, coving, dado rail, skirting and Karndean flooring.

## Downstairs W/C

Obscured window to side aspect, wash basin with chrome taps, low-level WC, radiator, coving, wall cladding and wood effect laminate flooring.

## Utility Room

Obscured window to side aspect, wall-mounted boiler, base level kitchen units with laminate worktops and a stainless steel sink with drainer, space for appliances, coving, radiator, skirting and Karndean flooring.

## Kitchen

10'9" x 12'1"

Window to rear aspect overlooking the garden as well as a side door, shaker style kitchen units both wall-mounted and base level comprising; integrated dishwasher, four ring burner Bosch gas hob with extractor over, space for a large American style fridge/freezer, space for a wine refrigerator, composite sink and drainer with chrome mixer tap set into granite effect worktops and splashbacks, coving, skirting and tile effect flooring.

## Front Lounge

24" into the bay x 12'1"

Leadlight bay fronted window, two double radiators, feature fireplace, coving, skirting and carpet.

## Dining Room

10'9" x 12'1"

Sliding door for direct garden access, double radiator, coving, skirting and wooden flooring.

## First Floor Landing

Obscured window to side aspect, storage cupboard, loft access, coping, dado rail, skirting and carpet.

## Bedroom One

18'8" x 12'1"

Leadlight window to front aspect, large set of built-in wardrobes, access to en-suite, radiator, coving, skirting and carpet.

## En-suite to Bedroom One

Obscured window to side aspect, tiled shower cubicle, modern pedestal wash basin with chrome mixer tap and a tiled splashback, chrome towel radiator, low-level WC, spotlighting, skirting and wood effect lino flooring.

## Bedroom Two

13'1" x 12'1"

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

## Bedroom Three

10'10" x 12'1"

Window to rear aspect, coving, radiator, skirting and carpet.

## Bedroom Four

10'10" x 12'1"

Window to rear aspect, coving, radiator, skirting and carpet

## Four-Piece Family Bathroom

Obscured window to side aspect, tiled shower cubicle with power shower, paneled bath with shower attachment, pedestal wash basin with chrome taps, low-level WC, wall cladding, wood effect lino flooring.

## Garden

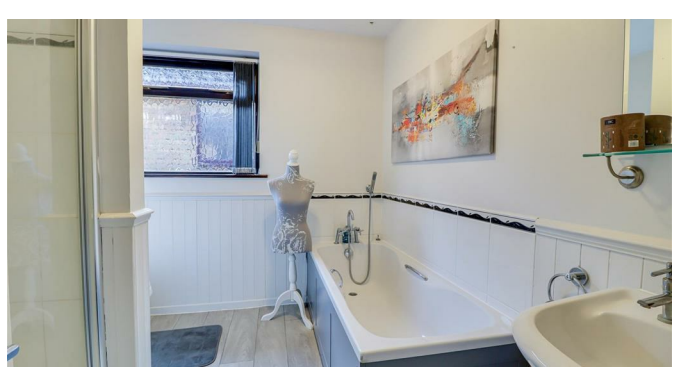
Decked seating area with the remainder laid to lawn with planting borders, fencing, side access and a rear deck area with integral hot tub to remain.

## Garage

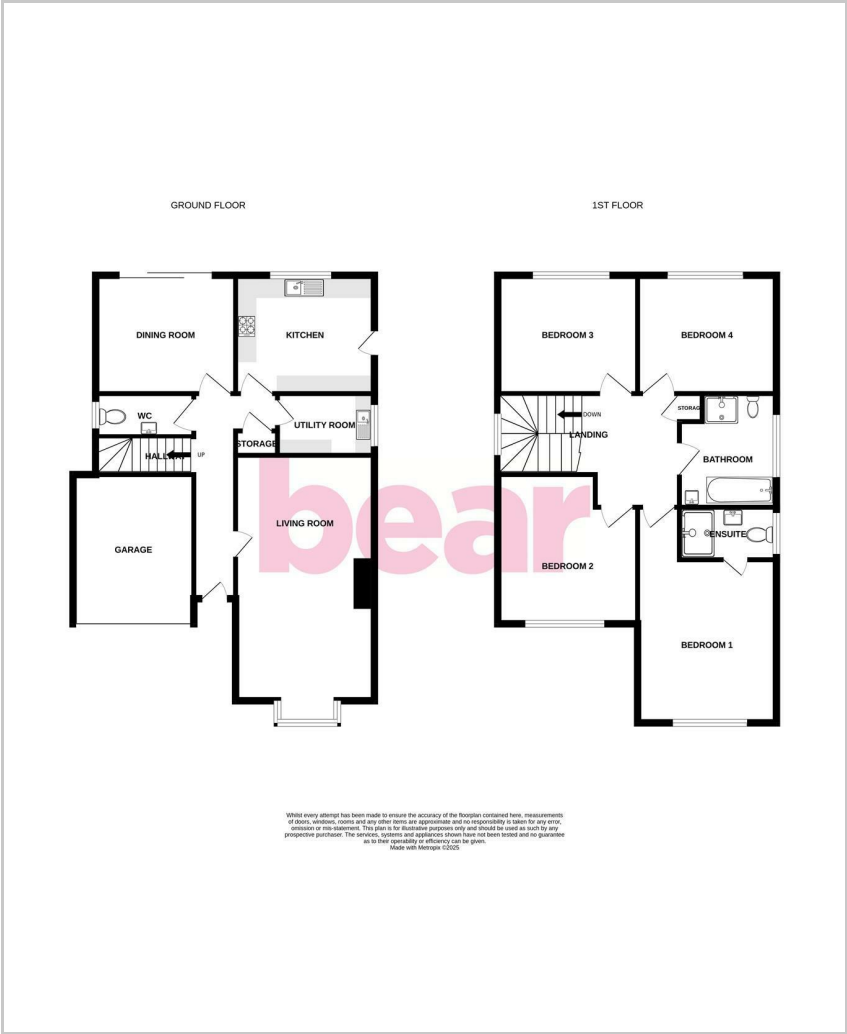
13'5" x 9'10"

Single garage with an up and over door.

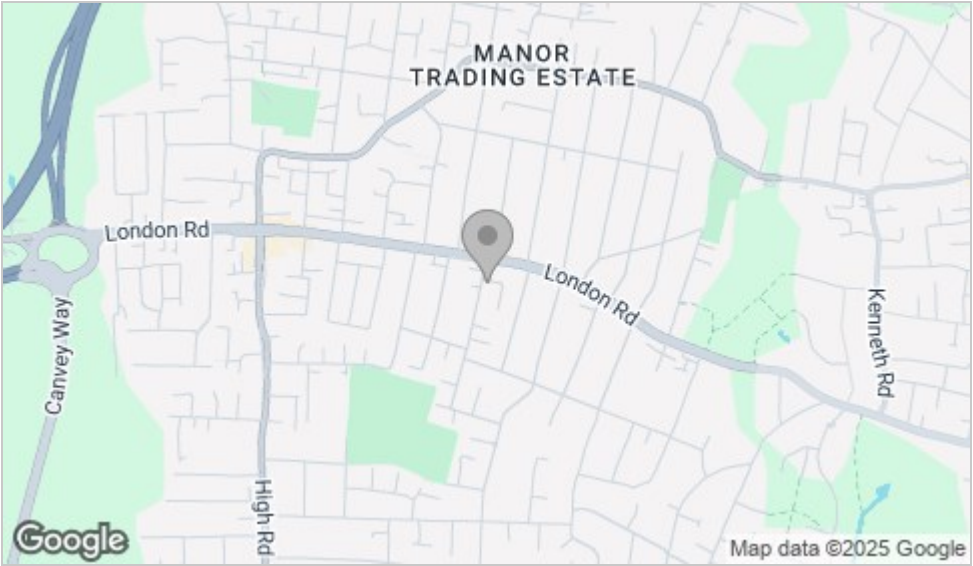




# Floor Plan



# 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

