



Proudly positioned and elevated on Downer Road North in the charming town of Benfleet, this imposing detached residence offers an exceptional living experience for families seeking both space and comfort. With five generously sized double bedrooms, this home is perfect for those who value room to grow and entertain. As you approach the property, you are greeted by a large driveway that provides ample parking, complemented by a double garage for added convenience. Inside, the layout is thoughtfully designed, featuring three inviting reception rooms that offer versatile spaces for relaxation and social gatherings. The kitchen breakfast room is a delightful hub for family meals, while a separate utility room and a downstairs WC enhance practicality. The master bedroom is a true highlight, boasting a dressing room and a luxurious four-piece en-suite bathroom, ensuring a private retreat for the homeowners. Each of the additional bedrooms is spacious and well-appointed, making them ideal for family members or guests. Step outside to discover a stunning rear garden that is sure to impress. This outdoor oasis features a summerhouse, a raised cabana, and a swimming pool complete with a jacuzzi area, perfect for entertaining or unwinding in the sun. Located walking distance to Benfleet Station, Tarpots and the High Roads shopping facilities. This remarkable property combines elegance with functionality, making it an ideal choice for those looking to settle in a desirable location.

Tax band: G

- Executive five double bedroomed detached house
- Landscaped rear garden with swimming pool, cabana and summerhouse
- Generously sized kitchen-breakfast room with separate utility room
- Loft ladder giving access to office area in roof
- Walking distance to Benfleet Station and easy access to A13 and A127
- Driveway for six vehicles plus a double garage for a further three vehicles
- Three reception rooms and additional brick based conservatory
- Huge master bedroom suite with a five-piece en-suite and dressing area
- Located walking distance from Benfleet High Road and Tarpots shopping facilities
- Thunderlsey Glen close by

## Downer Road North

Benfleet

**£1,000,000**



# Downer Road North



## Large Frontage

Block paved driveway creating parking for six vehicles, brick wall perimeter, side access to the rear garden, attractive tree, shrub and flower garden area, access to the double garage, access to:

## Entrance Hallway

19'11" x 7'1"

Solid wood entrance door to the front, obscured leadlight windows to the front, coved ceiling with three ceiling roses and pendant lights, dado rail, carpeted stairs to the first floor, carpet, radiator, door to:

## Study

11'5" x 9'4"

Coved ceiling with a ceiling rose and a pendant light, leadlight windows to the front, radiator, dado rail, carpet.

## Downstairs WC

9'4" x 9'4"

Coved ceiling with a ceiling rose and a pendant light, obscured leadlight window to the side, dado rails, pedestal wash basin, low-level WC, radiator, lino flooring.

## Kitchen-Breakfast Room

13'10" x 15'7" > 13'0" x 13'10"

Coved ceiling, leadlight windows to the front overlooking the driveway. Shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, tiled splashbacks, 1.5 ceramic sink and a chrome mixer tap, five ring gas hob with an extractor fan above, integrated Neff oven and grill, pan drawers, integrated Neff dishwasher, breakfast bar area, dado rail, radiator, lino flooring, door to:

## Utility Room

8'4" x 6'4"

Coved ceiling with inset spotlights, dado rail, shaker style wall and base level units with a roll edge laminate worktop, tiled splashbacks, space for a washing machine, space for a tumble dryer, integrated Bosch microwave, lino flooring, radiator, door to:

## Double Garage/Workshop

35'2" x 16'11" > 13'11"

Two electric up and over garage doors to the front, double glazed leadlight windows to the rear with a set of wooden French doors, block paved flooring, wall and base level units creating ample storage, power, light, utility meters, gas meter, cupboard housing the electric meters. (garage can hold three large vehicles maximum)

## Lounge and Dining Room

31'3" x 19'5" > 14'4"

Lounge Area:  
5.76m x 5.77m > 4.00m  
Coved ceiling with a ceiling frame and a ceiling rose and pendant lights, feature brick fireplace with a working gas fire, dado rail, two radiators, double glazed French doors to the rear with double glazed sidelight windows, electric curtains, carpet, opening to:

Dining Room  
4.26m x 3.63m  
Coved ceiling with a ceiling frame and a ceiling rose with a pendant light, dado rail, two radiators, wall lights, wooden French doors to the rear with tufted glass sidelights giving access to:

## Brick Based Conservatory

13'10" x 8'7"

Leadlight double glazed windows to the rear and sides with fitted blinds, wooden double glazed French doors to the sides leading out to the patio area, radiator, tiled flooring.

## First Floor Landing

20'0" x 7'1"

Coved ceiling with two ceiling roses and pendant lights, loft access, leadlight windows to the front, dado rail, airing cupboard, radiator, carpet.

## Bedroom One and Dressing Room

28'8" x 13'3"

Bedroom One:  
4.40m x 4.06m  
Coved ceiling with a ceiling frame, ceiling rose with a pendant light, leadlight windows to the front and rear with secondary glazing, radiator, floor to ceiling built in wardrobes with top boxed and side cabinets with shelving, chest of drawers, dressing table, carpet, opening to:

Dressing Area:  
4.23m x 2.99m  
Coved ceiling with a ceiling frame, ceiling rose with a pendant light, leadlight windows to the front, floor to ceiling built in wardrobes, radiator, carpet, door to:

## Five-Piece En-Suite

9'3" x 8'8" > 6'1"

Coved ceiling with a ceiling frame, ceiling rose with a pendant light, obscured leadlight windows to the side with secondary glazing, low-level WC, large corner bath with a pedestal wash basin, bidet, carpet.

## Bedroom Two

16'10" x 9'2"

Coved ceiling with two ceiling roses and pendant lights, leadlight windows to the rear overlooking the garden, dado rail, radiator, floor to ceiling built in wardrobes with top boxes, bedside tables, carpet.

## Bedroom Three

13'11" > 11'0" x 11'10"

Coved ceiling with a ceiling frame and a ceiling rose with a pendant light, leadlight window to the rear, dado rail, radiator, carpet, floor to ceiling built in wardrobes with a chest of drawers and matching side cabinets.

## Bedroom Four

13'10" x 9'4"

Coved ceiling with a ceiling rose and a pendant light, leadlight windows to the rear overlooking the garden, dado rail, radiator, floor to ceiling built in wardrobes with top boxes and bedside tables, carpet.

## Bedroom Five

9'5" up to the wardrobes x 9'4"

Leadlight windows to the front, coved ceiling with a ceiling frame and ceiling rose with a pendant light, floor to ceiling built in wardrobes and drawers, dado rail, radiator, carpet.

## Loft Room

17'0" x 11'5"

Two double glazed Velux windows to the front and rear with fitted blinds, two large eaves storage cupboards, base level desk units, carpet.

## Four-Piece Family Bathroom

9'4" x 8'0"

Coved ceiling with a ceiling frame and ceiling rose, obscured leadlight windows to the side with secondary glazing, shower cubicle, paneled bath, low-level WC, his and her vanity unit wash basins, radiator, carpet, fully tiled walls.

## Rear Garden

Commences with a patio area which runs all the way around the swimming pool, hot tub area under the canopy, there is an additional patio area to the rear of the double garage, side access to the front driveway, outside powerpoints, outside lighting, outside tap, steps up from the pool area leading to a lawned area with a high conifer perimeter for seclusion and privacy, second patio area, steps up to:

## Cabana

15'3" x 9'1"

Wooden balustrade perimeter, power, light, wooden deck flooring.

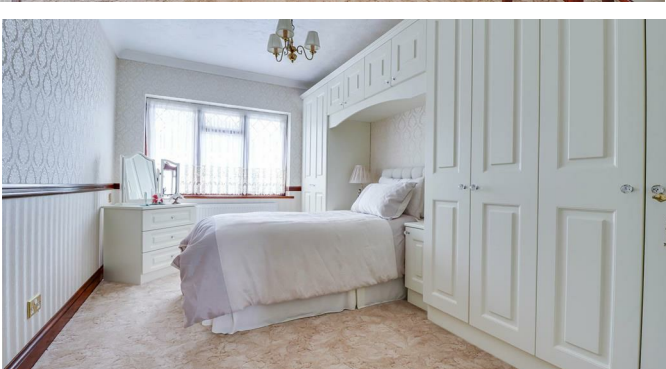
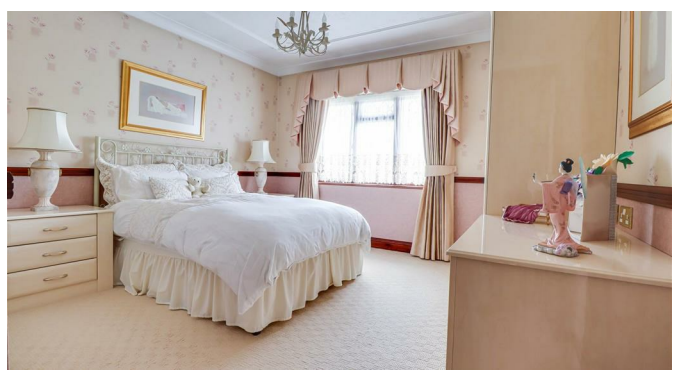
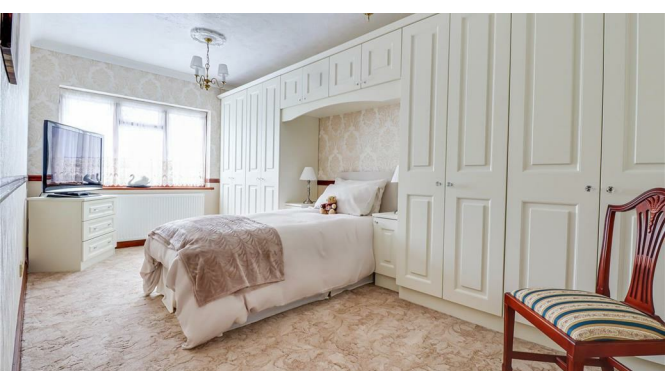
## Summerhouse

13'10" x 10'6"

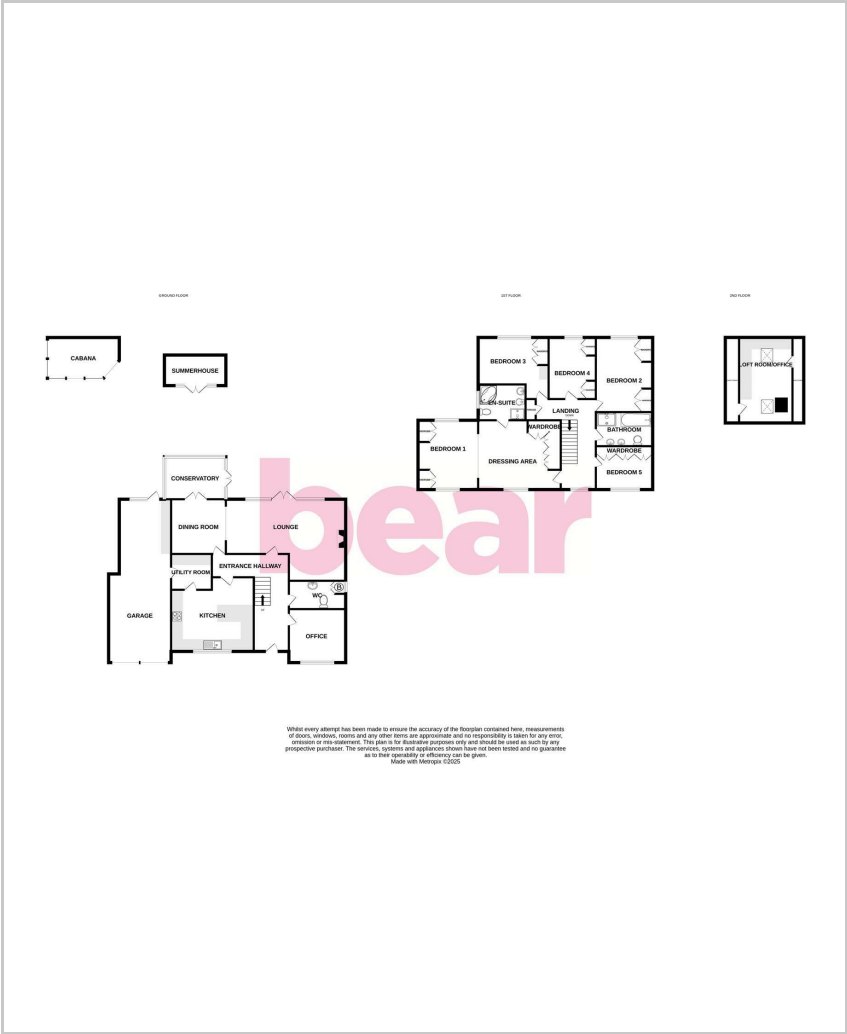
Double glazed windows and French doors to the front looking back to the main house, power, light, laminate flooring.

## Agents Notes:

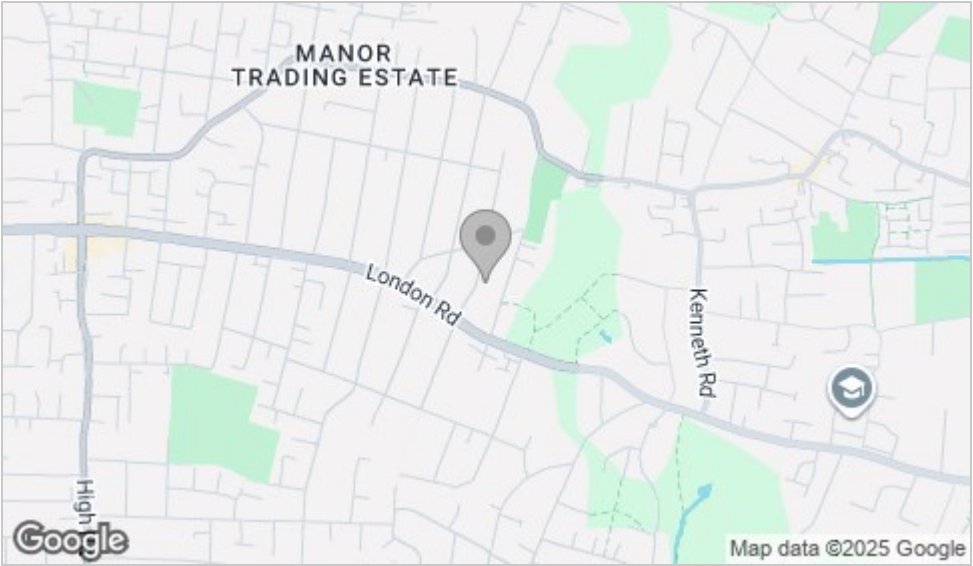
Council tax band: G



# 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

