



\* GUIDE PRICE £350,000 - £400,000 \* PLANS PASSED TO GREATLY INCREASE FLOOR SPACE \* Nestled in a sought-after residential area, this charming semi-detached family home offers an excellent opportunity for those seeking space and potential. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those looking to entertain. The lounge/dining room seamlessly flows into a spacious kitchen diner, which opens up to a lovely garden, creating an ideal setting for both relaxation and social gatherings. The property boasts a large driveway, providing ample parking for up to three vehicles, a rare find in this desirable location. There is significant potential to enhance the home further, with the possibility of transforming it into a larger four bedroom, two-bathroom residence, catering to the needs of a growing family. Situated conveniently close to Benfleet High Road, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and transport links. Additionally, the property is within reach of well-regarded schools, making it an attractive option for families prioritising education. This semi-detached home is not just a place to live; it is a canvas for your future aspirations. With its generous space and prime location, it presents a wonderful opportunity to create your dream family home.

- Semi detached house
- Kitchen diner leading out to a delightful garden
- One to two reception rooms
- Plans passed for side extension creating much larger house
- Kents Hill Junior and Appleton Secondary School catchments
- Driveway for several vehicles
- Three to four bedrooms
- Recently renovated bathroom
- Walking distance to Benfleet Station and High Road
- No onward chain

## Villa Road

Benfleet

**£350,000**

Price Guide



# Villa Road



## Frontage/Parking

Parking on a paved driveway for two vehicles with a garden wall, fencing, side access to garden with scope for side extension (subject to Planning), and a UPVC double glazed obscured front door with side lights leading to:

## Entrance Hallway

Carpeted staircase rising to first floor landing, meter cupboard, radiator, skirting and carpet.

## Lounge

13'3" x 8'3"

Large opening through to kitchen diner, storage cupboard, radiator, skirting and carpet.

## Kitchen Diner

14'2" x 10'5"

Obscured UPVC double glazed rear door as well as a window overlooking the garden, floating boiler cupboard and linen store, white gloss kitchen units comprised of; both wall mounted and base level units, granite affect laminate worktops with a tiled splashback, four ring burner electric hob with stainless steel extractor hood over, integrated oven, stainless steel sink and drainer with chrome mixer tap, space for washing machine, space for fridge freezer, double radiator, skirting and would affect laminate flooring.

## Bedroom One (Ground Floor)

14'11" x 11'10"

UPVC double glazed oriel bay to front aspect, feature fireplace, radiator, ceiling rose, picture rail, skirting and would affect flooring.

## Bedroom Four (Ground Floor)

9'8" x 6'2"

UPVC double glazed window side aspect, skirting and carpet.

## Bedroom Two (First Floor)

12'2" x 11'6"

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

## Bedroom Three (First Floor)

11'6" x 8'0"

UPVC double glazed window to rear aspect, radiator, eaves storage cupboard, skirting and carpet.

## Three Piece Family Bathroom

8'5" x 4'9"

Recently renovated. Obscured UPVC double glazed window to side aspect, pedestal wash basin with chrome mixer tap, low-level WC, bath with shower over, chrome towel radiator, fully tiled walls and flooring.

## South Facing Rear Garden

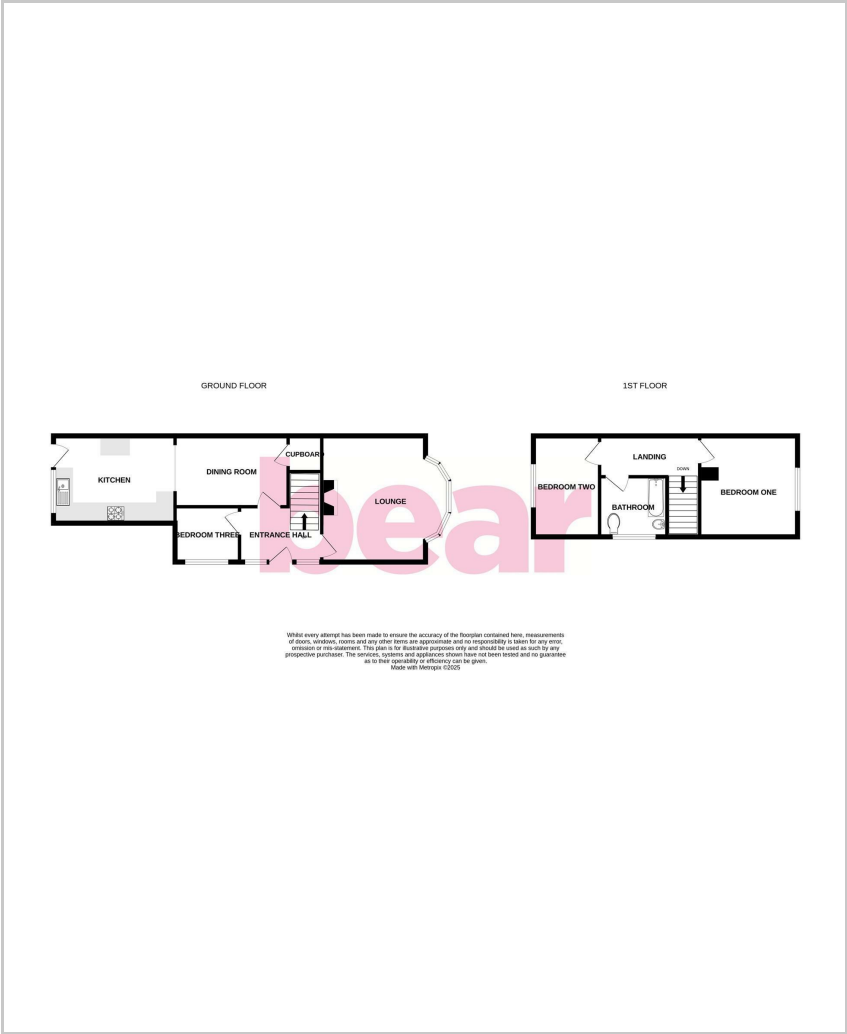
Deck seating area with the remainder laid to lawn, with a rear hardstanding area and shed to remain. There is scope for a side extension which plans have been passed for.

## Agents Notes:

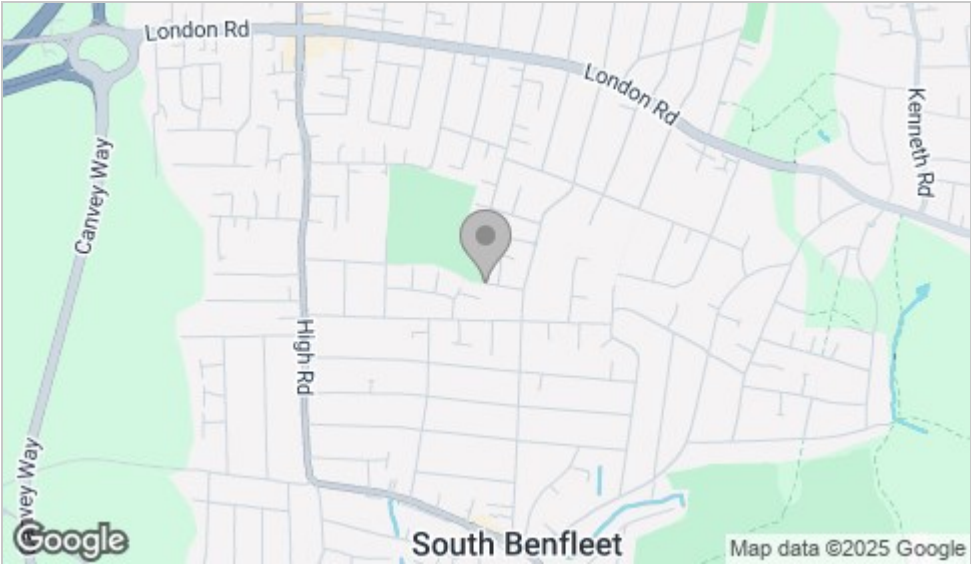
Council tax band: C



# 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

