



\* £390,000- £420,000 \* Situated in the serene cul-de-sac of High Beeches, Benfleet, this attractive three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The property boasts a delightful brick-based conservatory, providing a lovely space to enjoy the garden views throughout the year. The fully fitted kitchen is equipped with modern appliances and features a handy utility cupboard, ensuring that all your culinary needs are met with ease. The house also includes a contemporary fully tiled shower room, along with a convenient downstairs WC, making it practical for family living. Outside, the property benefits from an ample driveway and a garage, providing plenty of space for parking and storage. The quiet location allows for a peaceful lifestyle while still being just a short drive from Benfleet Station, making commuting straightforward. Additionally, you will find useful local amenities within walking distance, ensuring that all your daily needs are easily accessible. This charming home is perfect for families or anyone seeking a tranquil yet connected living environment. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in this desirable area.

- Attractive three bedroom semi-detached house
- Fully fitted kitchen with a utility cupboard
- Ample driveway and garage
- Fully tiled contemporary shower room
- Large west backing rear garden with garden shed with power and light
- Two reception areas and a brick-based conservatory
- Downstairs WC
- Generously sized bay-fronted lounge
- Master bedroom with fitted wardrobes and views over the farm fields to the rear
- Quiet cul-de-sac location, short drive to Benfleet Station, walking distance to useful local amenities

## High Beeches

Benfleet

**£390,000**

Price Guide





# High Beeches



## Frontage

Driveway with parking for three to four vehicles, side access to the rear garden, access to the garage, shingled front garden area with steps up to:

## Entrance Porch

Composite entrance door to the front, smooth ceiling with inset spotlights, double glazed window to the side, tiled flooring, door giving access to:

## Hallway

Smooth ceiling, carpeted stairs rising to the first floor, carpet, door to:

## Lounge

Smooth ceiling, double glazed bay windows to the front, radiator, carpet, opening to:

## Kitchen Diner

Smooth ceiling, double glazed windows to the rear and side. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer, space for a free-standing cooker with an extractor fan above, space for fridge freezer, part tiled walls, laminate flooring.

## Dining Area

Smooth ceiling, laminate flooring, radiator with a radiator cover, double glazed patio doors to the rear leading out to:

## Conservatory

Double glazed windows to the side and rear overlooking the garden, double glazed French doors to the side leading out to the garden, door giving access to the utility cupboard housing the washing machine and tumble dryer, radiator, door to:

## Downstairs WC

Smooth ceiling, obscured double glazed window

to the rear, vanity unit wash basin with a tiled splashback, low-level WC.

## First Floor Landing

Smooth ceiling, obscured double glazed window to the side, loft hatch, carpet.

## Bedroom One

Smooth ceiling, double glazed windows to the rear overlooking the fields, radiator, carpet, floor to ceiling fitted wardrobes.

## Bedroom Two

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the fields, radiator, carpet, floor to ceiling fitted wardrobes.

## Bedroom Three

Smooth ceiling, double glazed windows to the front, radiator, carpet, over stairs storage cupboard.

## Family Bathroom

Smooth ceiling with an extractor fan, double walk-in shower with a drencher head and a shower hose, vanity unit wash basin, low-level WC, chrome heated towel rail, storage cupboards, fully tiled walls and flooring.

## Rear Garden

Commences with a patio, artificial lawn area with steps up to a lawn area to the very rear, flower and shrub borders, garden shed with power and light, side access to the front driveway, access to the garage, views over the fields to the rear from the bottom of the garden.

## Garage

Up and over door to the front, power, light.

## Agents Notes:

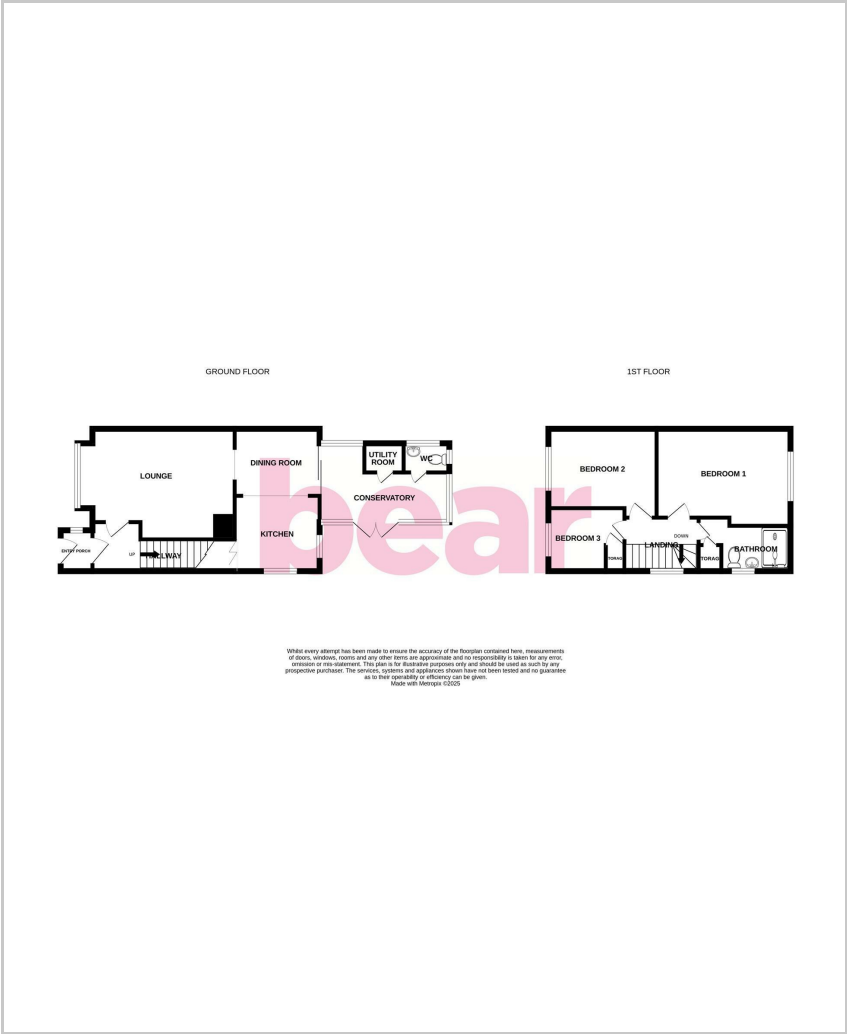
The property has been fully rewired in 2015.



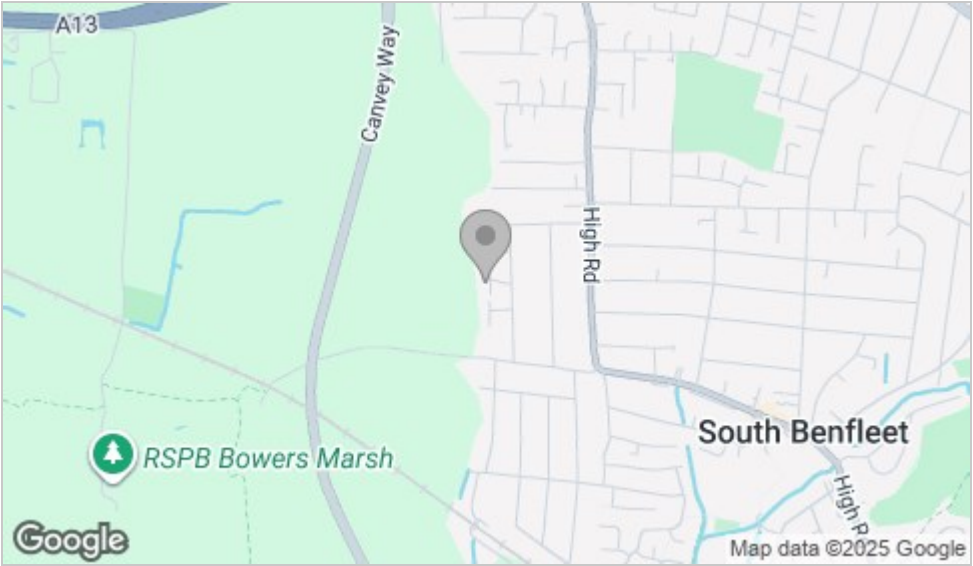




# Floor Plan



# 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.

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

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

