



\* £650,000 - £700,000 \* Located in the desirable Limetree Avenue, Benfleet, this splendid detached family home offers an abundance of space, natural light and comfort, perfect for modern living. Boasting four to six generously sized double bedrooms, with the potential to convert additional rooms, this residence is ideal for families seeking room to grow. The property features an impressive layout with a maximum of four reception rooms, providing ample space for relaxation, entertainment, and family gatherings. The well-appointed bathrooms, three in total, ensure convenience for all members of the household. A couple of the standout features of this home is the huge lounge diner and the large, secluded south-facing rear garden, which offers a tranquil outdoor space for children to play or for hosting summer barbecues. The in-and-out driveway accommodates up to five vehicles, making parking a breeze for family and guests alike. Location is key, and this property does not disappoint. It is within walking distance to Benfleet Station, providing easy access to London and beyond. Additionally, it falls within the catchment areas for Jotmans Hall Primary School and Appleton Secondary School, making it an excellent choice for families with children. This delightful home combines spacious living with a prime location, making it a must-see for anyone looking to settle in Benfleet.

- Fully detached family home
- In and out driveway for a maximum of five vehicles
- Four to six double bedrooms with two to four reception areas
- Master bedroom with walk-in dressing room and en-suite shower room
- Large secluded south facing rear garden
- Downstairs bathroom and upstairs shower room
- Fully fitted kitchen breakfast room with separate utility room
- Impressive open plan lounge and dining room
- Walking distance to Benfleet Station and High Road
- Jotmans Hall Primary School and Appleton Secondary School catchment

## Limetree Avenue

Benfleet

**£650,000**

Price Guide



# Limetree Avenue



## Frontage

In and out shingled driveway for a maximum of five vehicles, side access to the rear garden, access to:

## Porch

4'8" x 3'0"

Smooth ceiling with a sensor light, solid wood entrance door to the front, obscured leadlight double-glazed window to the side, feature window to the side, door to:

## Entrance Hallway

11'5" x 8'5" > 5'10"

Smooth ceiling with a pendant light, cupboard housing the fuse board, carpeted stairs rising to the first floor, radiator, laminate flooring.

## 'L' Shaped Lounge Diner

27'11" > 11'8" x 27'7" > 10'10"

Smooth ceiling with a pendant light, double-glazed windows to both sides, double-glazed bi-folding doors to the rear leading out to the garden, feature fireplace with a log burning stove, three radiators, laminate flooring, door to:

## Kitchen Breakfast Room

16'3" x 9'11"

Smooth coved ceiling, double-glazed windows to the rear overlooking the garden, fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 sink and drainer with a mixer tap, display cabinets, tiled splashbacks, integrated oven and grill with a four-ring gas hob and an extractor fan above, breakfast bar area, integrated dishwasher, integrated fridge freezer, radiator, tiled flooring, door to:

## Utility Room

16'1" x 5'6"

Smooth coved ceiling, double-glazed stable door to the rear with an adjacent double-glazed window, wall and base level units with a roll edge laminate worktop, integrated freezer, integrated washing machine, breakfast bar area, display cabinets, cupboard housing a wall-mounted boiler, radiator, tiled flooring.

## Bedroom Five

12'5" x 10'4"

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, airing cupboard housing the hot water tank, hanging rails and shelves, radiator, laminate flooring.

## Reception Room/ Bedroom Six

12'7" into the bay x 10'11"

Smooth coved ceiling, double-glazed bay window to the front, storage cupboard, radiator, laminate flooring.

## Downstairs Three-Piece Bathroom

7'9" x 4'9"

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, vanity unit wash basin, panelled bath with a shower attachment, low-level WC, chrome heated towel rail, fully tiled walls, tiled flooring.

## 'L' Shaped First Floor Landing

Smooth ceiling with inset spotlights, two loft hatches, airing cupboard, storage cupboard, laminate flooring, set of double-glazed French doors to the rear leading out to the balcony.

## Enclosed Balcony

6'10" x 5'11"

Wood panelled ceiling with inset spotlights, inset spotlights within the decked floor, outside power point socket.

## Bedroom One

15'6" x 11'9"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, laminate flooring, door to:

## Walk-In Dressing Area

9'1" x 8'3"

Smooth ceiling with a pendant light, floor to ceiling built-in wardrobes with shelving and hanging space, built-in dressing table, built-in storage cupboard, laminate flooring, door to:

## En-Suite Shower Room

9'3" x 2'9"

Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the side, shower cubicle, vanity unit wash basin, low-level WC, chrome heated towel rail, fully tiled walls, tiled flooring.

## Bedroom Two

13'11" x 11'6" > 6'8"

Smooth ceiling with a pendant light, double-glazed window to the side, radiator, laminate flooring.

## Bedroom Three

13'5" x 11'10"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, laminate flooring.

## Bedroom Four

14'1" x 7'0"

Smooth ceiling with a pendant light, double-glazed window to the front, floor-to-ceiling built-in wardrobes, radiator, laminate flooring.

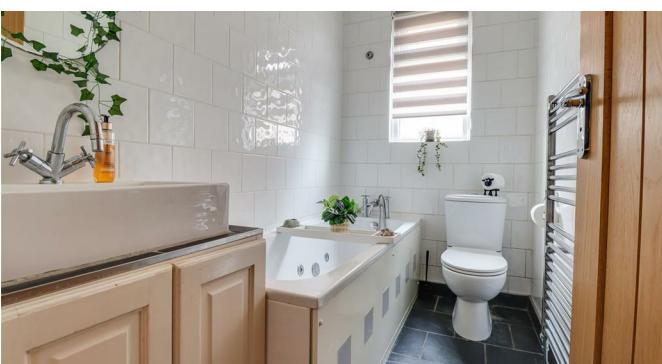
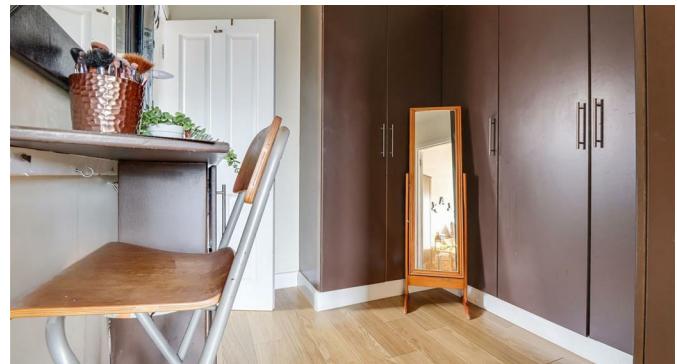
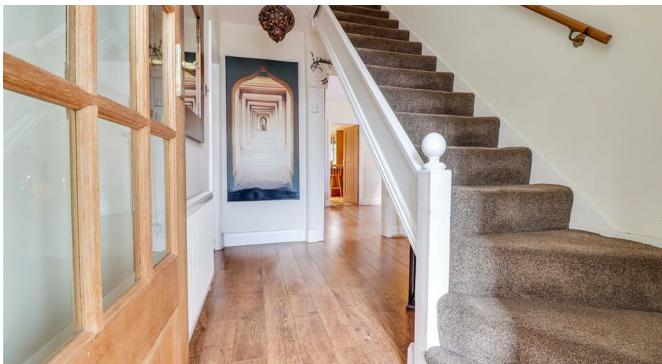
## Upstairs Shower Room

10'2" x 4'8"

Smooth ceiling with inset spotlights, double-glazed Velux window to the front, eaves storage cupboard, shower cubicle with an electric power shower, low-level WC, vanity unit wash basin, chrome heated towel rail, fully tiled walls, tiled flooring.

## South Facing Rear Garden

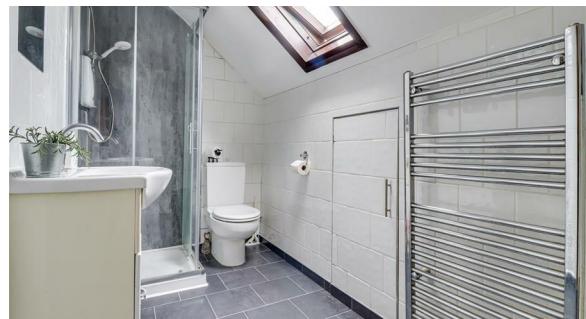
Commences with a raised patio area with the remainder laid to lawn, raised decking area, two garden sheds, secluded tree and shrub boundaries, outside tap, outside lighting, side access back to the front drive.



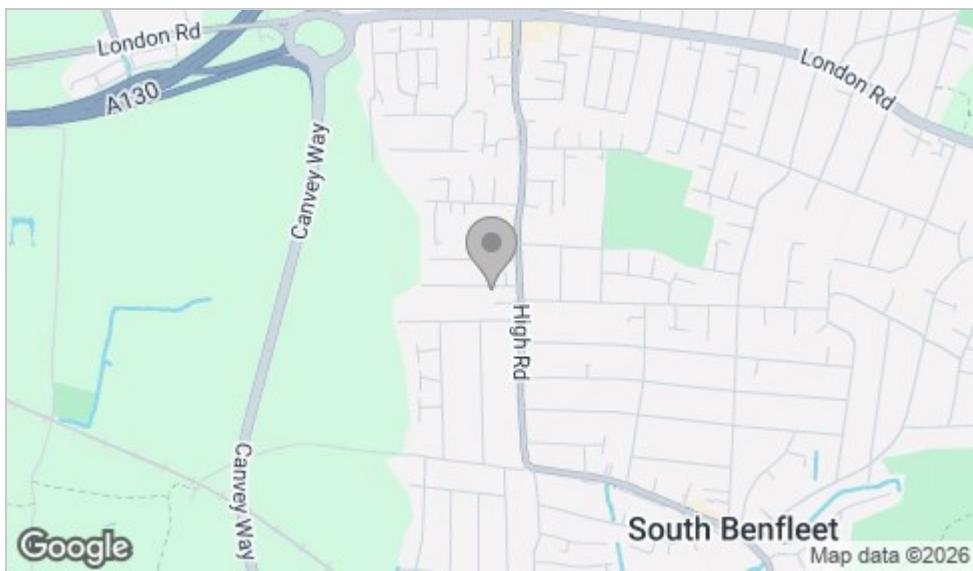
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.  
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## 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.

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## Energy Efficiency Graph

