

# bear

*Estate Agents*



\* £600,000- £650,000 \* WEST BACKING REAR GARDEN \* STUNNING VIEWS OVER BOYCE HILL GOLF COURSE AND THE THAMES ESTUARY FROM THE PRIVATE BALCONY \* HUGE POTENTIAL INCLUDING DEVELOPING THE BASEMENT INTO A PRIVATE GYM OR PLAY ROOM STP \* A stand out home that boasts a generously sized lounge diner with front balcony, all bedrooms with views, and a fitted kitchen with a separate utility room. There is a downstairs shower room, an upstairs bathroom, and an en-suite shower room to the master bedroom. Located on the elevated part of the road, this family home is walking distance to Benfleet Station and High Road whilst also being on the doorstep to the Thundersley Glen. The property is also walking distance to Seevic College and falls within catchment for The King John School.

- Elevated and imposing detached family home
- Impressive open plan lounge diner with access to front balcony with views
- Own driveway and double garage
- Potential to extend into basement level STP
- The King John School Catchment
- Four bedrooms and three bathrooms
- Generously sized kitchen with separate utility room
- West backing rear garden
- Stunning views of Boyce Hill Golf Course and Thames Estuary
- Benfleet Station and High Road both walking distance

## Hill Road

Benfleet

**£600,000**

Price Guide



# Hill Road



## Frontage

Driveway for 2 large vehicles, artificial lawn area to the front with a raised flower bed, steps up to the entrance door leading to:

## Entrance Porch

5'4" x 2'11"

Double glazed door to the side with an adjacent double glazed window and letterbox, tiled floor, door to:

## Hallway

21'9" x 6'3"

Smooth coved ceiling with two pendant lights, carpeted stairs to the first floor, radiator, laminate flooring, opening to:

## Lounge Diner

24'1" > 12'7" x 21'11"

Double glazed window to the front giving views over the fields and golf course, double glazed patio doors giving access to a front balcony area, smooth ceiling with two pendant lights, laminate flooring, three radiators.

## Kitchen

12'9" x 12'2"

Double glazed window to the rear overlooking the garden, shaker style wooden kitchen comprising; wall land base level units, stainless steel sink and drainer, space for a dishwasher, space for a fridge freezer, roll edge laminate worktops, space for a four ring burner gas hob cooker with a tiled splash back, vinyl flooring, radiator, opening to:

## Utility Area

10'10" x 7'11" > 5'9"

Coved ceiling, double glazed patio doors to the rear leading out to the garden, wall land base level units with a roll edge laminate worktop, space for a floor to ceiling fridge freezer, space for a washing machine, space for a tumble dryer, Ideal wall mounted boiler, vinyl flooring.

## Shower Room

10'10" x 3'10"

Obscured double glazed window to the side, coved ceiling with inset spotlighting, double shower with tiled splash backs, pedestal wash basin with a tiled splash back, low-level w/c, vinyl flooring, radiator.

## First Floor Landing

9'0" x 6'4"

Smooth coved ceiling with a loft hatch and pendant light, airing cupboard, carpet, obscured double glazed window to the side,

## Bedroom One

14'11" x 12'11"

Coved ceiling, double glazed window to the front giving views over Boyce Hill Golf Course and the Thames Estuary, full range of floor to ceiling fitted wardrobes, radiator, and carpet, door to:

## En-Suite Shower Room

7'10" x 3'3"

Smooth ceiling with inset spotlighting, extractor fan, obscured double glazed window to the side, walk in shower, pedestal wash basin, low level w/c, wall hung heated towel rail.

## Bedroom Two

12'11" x 12'4"

Double glazed window to the rear which offers views of the rear garden and across South Benfleet, radiator, carpet.

## Bedroom Three

12'0" x 10'11"

Double glazed window to the front offering views over Boyce Hill Golf Course and the Thames Estuary, radiator, and carpet.

## Bedroom Four

10'11" x 6'8"

Coved ceiling, double glazed window to the rear overlooking the garden and offering views of the Thames Estuary, Radiator, and carpet.

## Family Bathroom

7'10" x 5'3"

Obscured double glazed window to the side, smooth coved ceiling, pedestal wash basin, paneled bath with a shower attachment, low level w/c, fully tiled walls, radiator, and vinyl flooring.

## West Facing Rear Graden

Commences with a raised patio area and steps down to the remainder which is laid to lawn with flower and shrub borders, raised decking area to the rear with a garden shed, outside tap, side access to the front driveway.

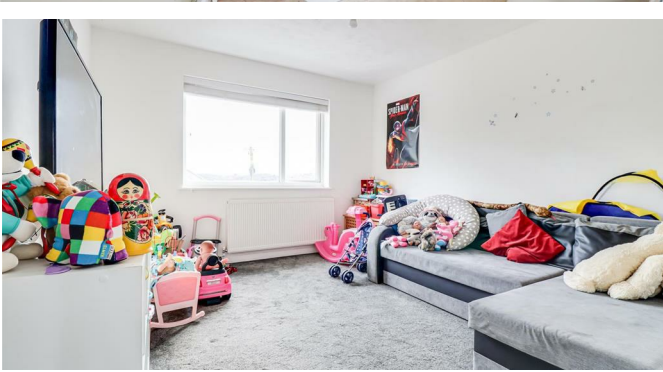
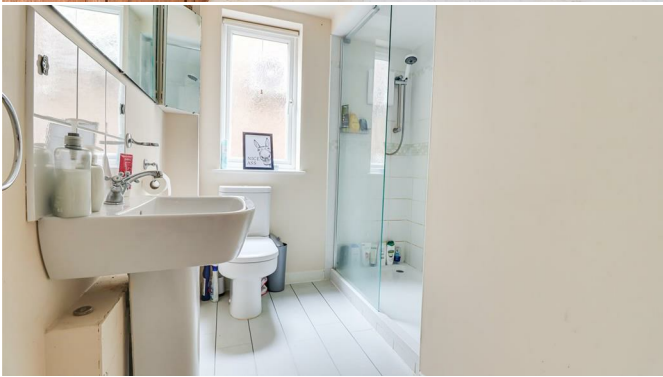
## Double Garage

17'5" x 14'10"

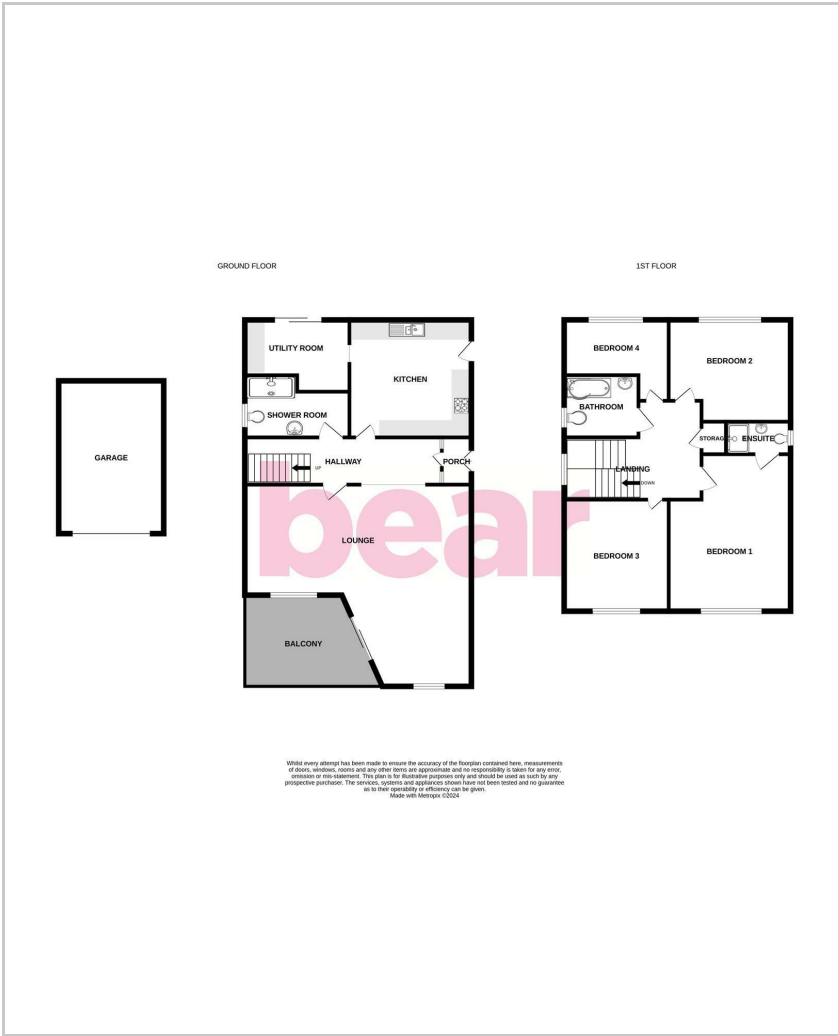
Utility meters, power and lighting, concrete flooring, electric roller shutter door to the front.

## Agent Notes:

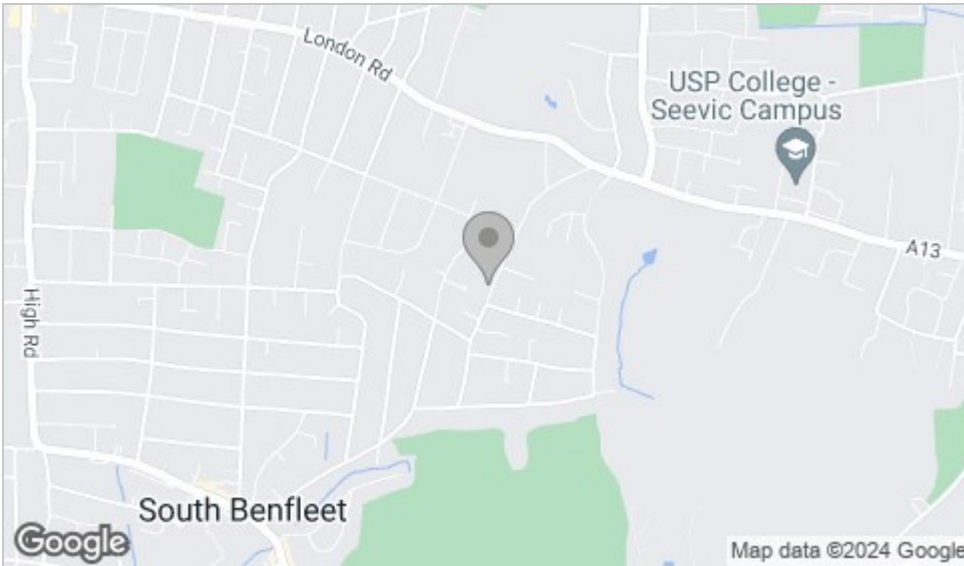
There is potential to develop the basement level STP.



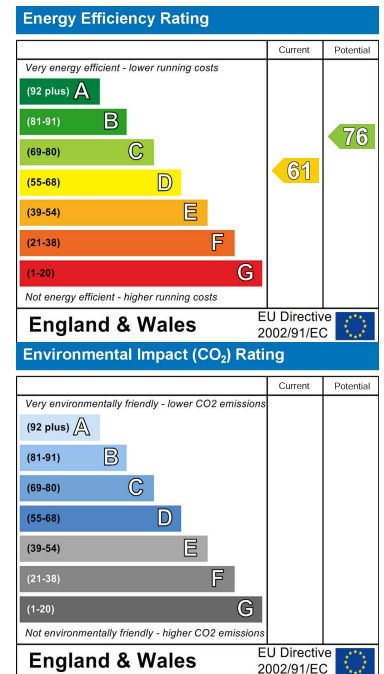
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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