



* £850,000- £900,000 * OVER 2,100 SQ FT * GREATLY EXTENDED FAMILY HOME * FIVE DOUBLE BEDROOMS * THREE BATHROOMS AND DOWNSTAIRS WC * WEST BACKING REAR GARDEN WITH OUTBUILDING * A truly exceptional home that has been finished to a show home standard and proudly boasting a stunning kitchen family room with a sitting and dining area, a fully fitted separate utility room and a gym. There is also a bay fronted lounge, an office and a large driveway that offers electric gated parking for at least eight cars. Located in a popular residential area in South Benfleet, this amazing house is close to local shops and transport links whilst also falling within catchments for Kents Hill and Appleton Schools.

- Imposing fully detached family home with new rear extension
- Landscaped rear garden with large outbuilding
- Beautiful kitchen family room with bi-folding doors to garden
- Family shower room, two en-suites and downstairs WC
- Kents Hill and Appleton School catchments
- Huge gated driveway for at least eight vehicles
- Five double bedrooms and four reception room
- Master bedroom suite with dressing room and generously sized en-suite
- Completely renovated from top to bottom
- Close to excellent local amenities and transport links

High Road

Benfleet

£850,000

Price Guide



High Road



Frontage

Paved driveway which creates parking for a minimum of eight vehicles, electric gated front entrance, side access to the rear, access to:

Hallway

21'5" x 5'4"

Smooth ceiling with inset spotlighting and speakers, composite door to the front with double glazed adjacent windows, alarm system, carpeted stairs to the first floor with understairs storage, pull-out shoe rack, intercom for the entrance gate, vinyl flooring, underfloor heating, door to:

Gym

19'5" x 7'5"

Smooth ceiling with inset spotlighting and speakers, loft hatch for extra storage, double glazed windows to the front with fitted shutter blinds, quartz window sill, vinyl flooring with underfloor heating, wall mounted aircon/heat unit.

Lounge

17'1" into the bay x 12'8"

Double glazed bay windows to the front with fitted shutter blinds, smooth coved ceiling with inset spotlighting, leadlight stained glass feature windows to the side, feature fireplace with a tiled hearth, radiator, and wooden flooring.

Downstairs W/C

6'10" x 2'11"

Smooth ceiling with inset spotlighting, sensor light, extractor fan, UPVC double glazed window to the side with a quartz window sill, wall hung low-level w/c, wall hung vanity unit wash basin, wood paneled walls, vinyl flooring with underfloor heating.

Inner Hallway

11'3" x 6'5"

Inset ceiling with feature lighting, smooth ceiling with in built speakers, vinyl flooring with underfloor heating, door to:

Office

11'9" x 7'3"

Smooth inset ceiling with feature lighting, built in shelving, base level cupboard with drawers and a square edge wooden desk, vinyl flooring with underfloor heating.

Utility Room

11'3" x 8'8"

Smooth ceiling with inset spotlights, double glazed windows to the side with fitted shutter blinds, walk in floor to ceiling corner cupboard with a wall-mounted combination boiler, raised space for washing machine and tumble dryer, top boxes, base level units with a quartz worktop, ceramic butler sink, quartz splashbacks, vinyl flooring with underfloor heating, hanging rail.

Kitchen Family Room

23'7" x 22'3"

Kitchen Area- 'Elmbridge' kitchen range comprising; wall land base level units, feature curved island unit, built in family breakfast bar, quartz worktops, floor to ceiling corner pantry cupboard, floor to ceiling tea cupboard with inner quartz worktop, mirrored splashbacks, integral Bosch double oven and warming draws, space for an American style fridge freezer, inset five ring induction hob with an extractor fan above, double inset butler sink, Quooker hot tap, smooth ceiling with inset spotlights and speakers, smoke detector, double glazed aluminium bi-folding doors and windows to the rear opening out onto the garden, aircon system, USB sockets under bar, integrated dishwasher, pull out bin storage, vinyl flooring with underfloor heating.

Dining Area

Smooth inset ceiling with feature lighting, feature pendant light, double glazed UPVC door to the side leading out to the garden, vinyl flooring with underfloor heating.

First Floor Landing

24'11" x 8'0" > 3'9"

Smooth ceiling with pendant light, radiator, carpet, doors to all rooms.

Bedroom One

21'4" x 10'2"

Smooth ceiling with inset spotlights and speakers, floor to ceiling double glazed windows to the rear with fitted electric blinds overlooking the garden, feature wall lights, radiator with a radiator cover, wall mounted aircon/heater unit, carpet, door to:

Dressing Room

7'9" up to wardrobes > 3'5" x 8'8" > 3'8"

Full range of floor to ceiling fitted wardrobes with four mirrored glass panels, smooth ceiling with inset spotlighting and speakers, and carpet.

En-Suite Bathroom

9'7" x 9'4"

Smooth ceiling with inset spotlighting and speakers, LED strip light feature to one wall, double walk in shower with a rainfall head and an inset shelf, free standing roll edge bath, wall mounted vanity unit wash basin, wall hung low level w/c, wall hung chrome heated towel rail, obscured double glazed window to the rear, fully tiled walls and floor.

Bedroom Two

10'4" x 9'8"

Double glazed to the front with fitted shutter blinds, smooth ceiling with inset spotlighting, radiator, carpet, door to:

En-Suite Shower Room

11'8" x 3'9"

Smooth ceiling with inset spotlighting and an extractor fan, spotlights are on a sensor, walk in shower with a rainfall head, low level w/c, vanity unit wash basin, wall hung chrome heated towel rail, obscured double glazed windows to the side, fully tiled walls and floor, underfloor heating.

Bedroom Three

13'0" x 10'4"

Smooth ceiling with inset spotlights, double glazed windows to the side with fitted shutter blinds, radiator, and carpet.

Bedroom Four

10'4" x 9'1"

Smooth ceiling with inset spotlighting, double glazed windows to the front with fitted shutter blinds, radiator, and carpet.

Bedroom Five

11'3" x 8'7"

Smooth ceiling with inset spotlighting, obscured double glazed windows to the side with fitted shutter blinds, radiator, and carpet.

Shower Room

7'6" x 4'8"

Smooth ceiling with inset spotlighting, walk in shower with a rainfall head and inset shelving, wall hung low level w/c, wall hung vanity unit wash basin, wall hung chrome heated towel rail, obscured double glazed window to the side, shaver point, fully tiled walls and floor, underfloor heating.

Rear Garden

Commences with a large patio area, side access to a large outdoor storage area, side access to front driveway, steps up to the remainder which is mainly laid to lawn with a pathway leading to rear, access to the outbuilding.

Outbuilding

29'6" x 13'1"

Large double bedroom, shower room and fully fitted shaker style kitchen with a four ring hob and sink, double glazed windows and entrance door to front.

Agents Notes:

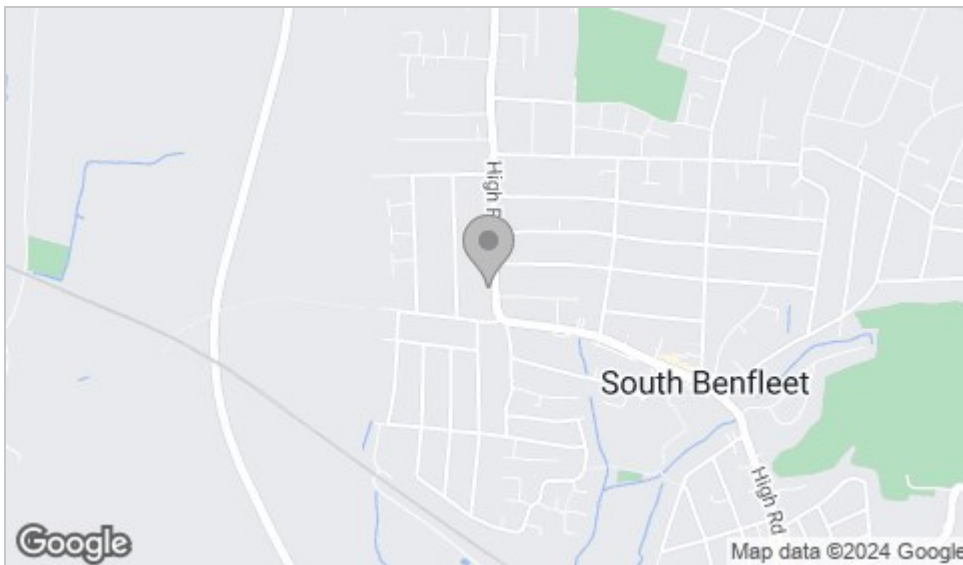
The home is fitted with state of the art 'Lutron' smart control systems which includes smart lighting throughout with dimming control and smart timer functions. There is a 'Sonos' speaker system throughout downstairs and in the master suite which is compatible with 'Lutron'. To the rear of the property there are three electric blinds fitted and there is also CCTV and a house alarm installed. PLEASE NOTE: Depending on the what offers the vendors consider within the guide price will depend on what extras they leave in the property.



Floor Plan



Area Map



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

