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1 Beech Road Benfleet, SS7 2AZ Offers In Excess Of £425,000

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- ** NO ONWARD CHAIN
- ** Superb three-bedroom detached house
- ** Refurbished to the highest of standards throughout
- ** Ample living accommodation
- ** Good size lounge
- ** Dining room/second lounge
- ** Truly stunning modern and contemporary "L" shaped kitchen/diner
- ** Stunning ground floor shower room, and first-floor shower room
- ** Three well-proportioned bedrooms
- ** New gas-fired central heating
- ** UPVC double glazed windows and composite style front door, new roof

Porch

Composite entrance door to the front with double glazed obscured insets giving access to the porch, flat plastered ceiling with inset spotlights, obscured UPVC double glazed windows to either side, opening into the hallway, large newly fitted coconut mat to floor.

Hall

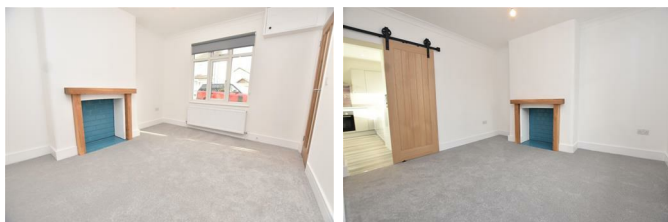
Coved to flat plastered ceiling, inset spotlights, stairs to the first floor with bespoke Oak handrails and lighting in the stairs. Oak part galzed doors give access to the lounge and dining room/second lounge, newly fitted carpet.

Lounge 14'9 into bay x 10'11 (4.50m into bay x 3.33m)



Outstanding lounge with coved to flat plastered ceiling, UPVC double glazed bay window to the front plus UPVC double glazed window to the rear, radiator, newly fitted carpet.

Dining Room/Second Lounge 11'7x10'8 (3.53mx3.25m)



Coved to flat plastered ceiling, UPVC double glazed window to the front, radiator. Feature Oak fire surround with tiling to the backing and hearth, Oak door to a good size store cupboard, and Oak sliding door giving access to the kitchen/diner. Newly fitted carpet.

Kitchen/Diner 15'3x11'10 max (4.65mx3.61m max)



A truly stunning room with coved to flat plastered ceiling with inset spotlights, UPVC obscured double glazed door giving access to the garden plus UPVC double glazed window to two aspects, Oak door giving access to the shower room, radiator. LBT luxury vinyl flooring, newly installed kitchen with light Gray units at base and eye-level with matching drawers, one cupboard houses the combination boiler with square edge work surface over with matching upstand with inset drainer sink with chrome mixer taps, four ring electric induction hob with extractor over, and oven under, and also feature glass splashback. Integral fridge/freezer, slimline dishwasher, and washing machine.

Ground Floor Shower Room



Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear, large chrome heated towel rail, waterproof paneling to the shower area, and the sink splashback. A modern three-piece white suite comprising of push flush w/c, sink with chrome mixer taps inset into a vanity cupboard, large shower tray with glass bi-folding door, and wall-mounted chrome shower.

First Floor Landing



Coved to flat plastered ceiling with inset spotlights, Oak doors off to the accommodation, feature copper vertical radiator, newly fitted carpet.

Bedroom One 11'8x11'1 (3.56mx3.38m)



A good size double bedroom with coved to flat plastered ceiling, UPVC double glazed window to the front plus UPVC double glazed window to the rear, Oak door giving access to a store cupboard, radiator, and newly fitted carpet.

Bedroom Two 10'10x8'8 (3.30mx2.64m)



Another good size bedroom, coved to flat plastered ceiling, access to the loft, UPVC double glazed window to the front, radiator, newly fitted carpet.

Bedroom Three 7'4x6'2 (2.24mx1.88m)



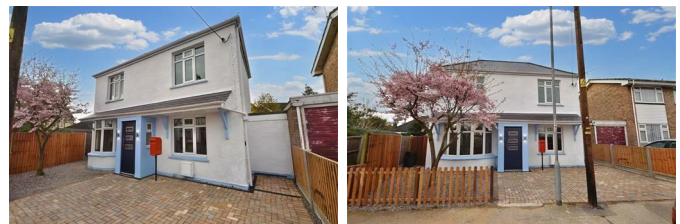
A reasonable size single bedroom or nursery, coved to flat plastered ceiling, UPVC double glazed window to the rear, radiator, newly fitted carpet.

Shower Room



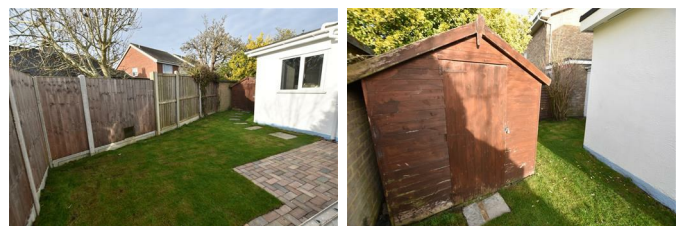
Another stunning room with a flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the front, chrome heated towel rail, waterproof paneling to the shower splashback and sink areas, and tiling to the floor. A modern three-piece white suite comprising of push flush w/c, sink inset into a vanity cupboard with chrome mixer taps, large shower tray with glass bi-folding door with wall mounted chrome shower.

Front Garden



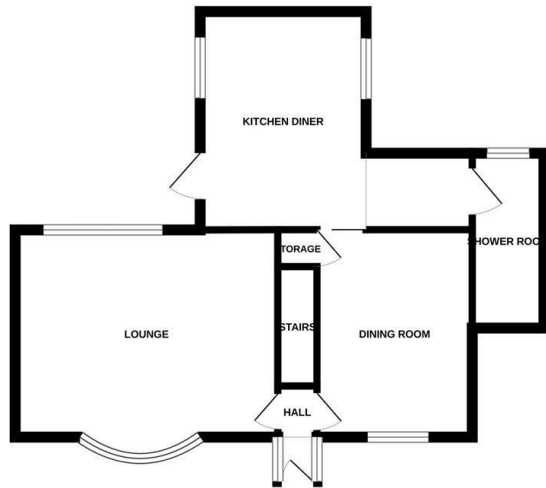
Mainly block paved providing off-street parking with a cherry blossom tree and shingled area with fencing and picket fence to the boundaries.

Rear Garden

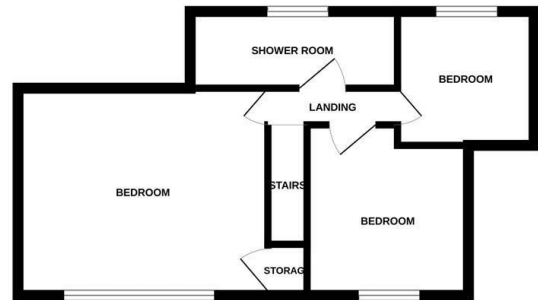


Commencing with a block paved patio area ideal for table and chairs with the remainder being laid to lawn with various trees/shrubs shed to remain, Fencing to the boundaries, and gate to the side giving access to the front of the property.

GROUND FLOOR



1ST FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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