



STUART THOMAS
ESTATES



- LARGE EXTENDED FAMILY HOUSE
- THREE DOUBLE BEDROOMS
- ORANGERY/CRAFT ROOM
- STUDY/UTILITY ROOM

17 Cross Road, Benfleet, SS7 1RP

Guide Price £450,000

GREATLY EXTENDED to the rear is this LARGE FAMILY HOME located in this SOUGHT AFTER CUL DE SAC within a short walk of the KING JOHN SCHOOL. Upstairs are THREE DOUBLE BEDROOMS and VERY LARGE FAMILY BATHROOM, to the ground floor is the Lounge, open plan to the Dining Area, fitted Kitchen, Study/Utility room and Orangery/Craft room and Shower Room. Must be seen!



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed insets and an adjacent double glazed window leads to the entrance hall. Stairs to the first floor with a cupboard under. Radiator.

SHOWER ROOM

9' 6" x 4' 8" (2.9m x 1.42m) With a 3 piece white suite comprising a low level wc with a concealed cistern, vanity wash basin with a mixer tap over and cupboards and drawers under and a large shower cubicle. Obscure double glazed window to the side. Heated towel rail. Some ceramic tiling.

LOUNGE

20' 6" x 9' 9" (6.25m x 2.97m) Double glazed georgian style window to the front. Radiator with a cover. Coving. Two plaster corbels. Feature fireplace. Archway leads to the:-

DINING ROOM

11' 5" x 10' 0" (3.48m x 3.05m) Double glazed door and adjacent windows lead to the rear garden. Radiator with a cover. Three wall light points. Door leads to the inner hall.



KITCHEN

10' 7" x 8' 10" (3.23m x 2.69m) Fitted with units at eye and base level with work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Space for a fridge freezer and slide in cooker. Double glazed georgian style window to the side. Space and plumbing for a slimline dishwasher.

ORANGERY/CRAFT ROOM

26' 5" x 7' 4" (8.05m x 2.24m) This spacious room has a double glazed door and window leading to the front aspect. Double glazed windows and door leads to the rear garden.



Herringbone wood effect flooring. Two Radiators.

STUDY

9' 11" x 7' 6" (3.02m x 2.29m) Double glazed door and adjacent windows leads to the rear garden. Two radiators. Coving. Laminate flooring. Space for a tumble dryer. Coving.

LANDING

Access to all the first floor accommodation.

BEDROOM ONE

14' 1" x 11' 9" (4.29m x 3.58m) Double glazed window to the rear. Sliding door mirrored wardrobes. Double radiator.

BEDROOM TWO

14' 1" x 9' 1" (4.29m x 2.77m) Double glazed window to the rear. Obscure double glazed window to the side. Double radiator. Fitted wardrobes to one wall.

BEDROOM THREE

13' 3" x 7' 7" (4.04m x 2.31m) Double glazed georgian style window to the front. Built in wardrobes to one wall. Radiator.

LARGE FAMILY BATHROOM

11' 8" x 7' 6" (3.56m x 2.29m) This particularly good size room has a 4 piece suite comprising a low level wc bidet pedestal wash basin and inset panelled bath with a mixer tap and shower attachment. Two heated towel rails. Double glazed georgian style window to the front and a double glazed window to the side. Herringbone wood effect floor. Large double airing cupboard housing the gas fired central heating boiler and hot water cylinder. Extractor fan.

FRONT GARDEN

Providing off street parking for 2 vehicles via a block paved



Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 82 sq m / 885 sq ft

First Floor
Approx 54 sq m / 576 sq ft

driveway. Dwarf brick wall. Shrub and flower borders.

REAR GARDEN

This lovely rear garden is easily maintained and measures approximately 50' deep. Paved patio with a pergola. Screen fencing. Shrub and flower borders along with shingled pathways. Summerhouse and shed one with power. Outside water supply and lighting.

GENERAL NOTES

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		