



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- BRIGHT AND AIRY ACCOMODATION

65 The Malyons, Benfleet, SS7 1TS

£375,000

What a GREAT LOCATION within a short walk of the King John School and Seevic College. This bright and airy semi detached three bedroom house is now available with NO ONWARD CHAIN. Be quick to view as properties in this location don't hang around for long.





Property Description

ENTRANCE HALL

Glazed entrance door with adjacent side screen leads to the entrance hall. Stairs lead to the first floor with a cupboard under. Double radiator. Coving.

CLOAKROOM

Low level wc. Double glazed windows.

LOUNGE

With a full depth window to the front aspect. Feature fireplace with an electric coal effect fire. Dado rail. Coving. Radiator. 15 light door and adjacent screen leads to the dining area.

DINING AREA

Double glazed window to the rear. Double radiator. Coving. Open plan to the :-

KITCHEN

Well fitted with a range of units at eye and base level with work surfaces over. 4 ring gas hob with a built under oven. Space and plumbing for a washing machine and dishwasher. Extractor fan. Built in cupboard with a radiator. Larder cupboard. Single drainer sink unit with a mixer tap over. Double glazed windows to the side and rear. Part glazed door leads to the rear lobby. Plinth mounted electric fan heater.

REAR LOBBY

Double glazed door and window leads to the rear garden. Door leads to the cloakroom.

LANDING

Airing cupboard housing the gas fired central heating boiler





and hot water cylinder. Coving.

BEDROOM ONE

Sliding door mirrored wardrobes to one wall. Double glazed window to the front. Radiator. Built in storage cupboard. Coving.

BEDROOM TWO

Double glazed window to the rear. Radiator. Two built in wardrobe cupboards and a chest of drawers. Coving.

BEDROOM THREE

Double glazed window to the front. Radiator. Built in wardrobe cupboard. Coving. Access to the loft which the vendor informs us in part board and insulated.

WC

Low level wc. Fully tiled to all visible walls. Double glazed obscure window to the rear.

BATHROOM

With a 2 piece suite comprising a vanity hand wash basin with a mixer tap with cupboards and drawers under. Panelled bath with a mixer tap and shower attachment and an electric shower over. Obscure double glazed window to the rear. Fully tiled to all visible walls. Radiator.

GARAGE

Approached via an independent driveway with an electric up and over door and a personal door to the side.

REAR GARDEN

A neat and tidy rear garden with artificial lawn and a paved patio and pathways. Flower borders. Screen fencing. Gated side access to the front of the property. External water supply.



Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft

First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Pergola.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

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