



STUART THOMAS
ESTATES



- DECEPTIVELY SPACIOUS ACCOMMODATION
- 3 DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- DINING ROOM/BEDROOM 4

38 Romsey Road, Benfleet, Essex, SS7 5TP

Guide Price £425,000 - £450,000

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Property Description

GENERAL

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HALL

Entrance via a modern composite front door into the hallway with dark oak wood effect laminate flooring. Stairs to first floor. Radiator with decorative cover. Understairs cupboard providing plenty of storage.

CLOAKROOM

Half panelled to all visible walls. WC. Double glazed window to the front with obscure glass.

LOUNGE

A lovely room with French doors and adjacent full length windows to the beautiful west facing garden. The lounge has a fire place with double glazed window to either side. Radiator. Dark wood oak effect laminate flooring.

DINING ROOM/BEDROOM FOUR

Originally created to provide a fourth bedroom, this room is now being used as the dining room. Dual aspect with double glazed windows to the rear and side. Cupboards housing electric meter. Radiator. Dark wood oak effect laminate flooring.

KITCHEN

The kitchen comprises a range of eye and base level units with rolled top work surfaces over with a stainless steel sink





and gas hob with extractor over. Single electric oven with washing machine, large American fridge freezer and tumble drier all to remain. Double glazed window to side as well as a fully glazed door. Wall mounted combi boiler. Radiator.

LANDING

An open light and airy landing with access to the loft with pull down loft ladder. Storage cupboard. Carpet.

BEDROOM ONE

A larger than average master bedroom with double glazed window to the front. Carpet. Radiator.

BEDROOM TWO

A second double bedroom with double glazed window to the rear. Grey wood effect laminate flooring. Radiator.

BEDROOM THREE

An unusually large third bedroom which will easily accommodate a double bed. Double glazed window to the rear. Radiator. Light wood effect laminate flooring.

BATHROOM

The bathroom comprises of a modern white bathroom suite with a P shaped bath with mains rain water shower and additional handheld attachment over. Hand wash basin over white gloss vanity unit with cupboard with an adjacent concealed cistern WC. Waterproof panelling to all visible walls in light grey. Radiator. Double glazed window to side with obscure glass.

FRONT GARDEN

Off street parking with the remainder laid to lawn. Pedestrian access to the rear garden via a wider than average sideways.



Approx Gross Internal Area
94 sq m / 1014 sq ft



Ground Floor
Approx 50 sq m / 535 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.

REAR GARDEN

There is a beautiful west facing garden approximately 85' unmeasured commencing with a patio area with the remainder laid to lawn. Wider than average pedestrian access to the side. 3 sheds to remain.

AGENTS NOTE

Tenure Freehold
Castlepoint District Council
Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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