



STUART THOMAS
ESTATES



- STUNNING KITCHEN/FAMILY ROOM
- WALKING DISTANCE SCHOOLS AND SHOPS
- THREE GOOD SIZE BEDROOMS
- LUXURY BATHROOM

3 Swans Green Close, Benfleet, SS7 3PE

WOW! Don't miss out on this BEAUTIFUL FAMILY HOME. In a GREAT LOCATION within walking distance of LOCAL SHOPS AND SCHOOLS this DETACHED PROPERTY offers 3 GOOD SIZE BEDROOMS, LUXURY BATHROOM, GROUND FLOOR CLOAKROOM and the MOST STUNNING OPEN PLAN KITCHEN/FAMILY room and UTILITY ROOM/STUDY.

Offers In Excess Of £450,000

STUART THOMAS
ESTATES



Property Description

ENTRANCE PORCH

Contemporary double glazed patio style entrance door leads to the entrance porch. Victorian style tiled floor. Twin French doors with inset blinds leads to the:-

ENTRANCE HALL

Stairs lead to the first floor. Vertical radiator. Twin part glazed doors lead to the kitchen/family room. Wood effect flooring.

CLOAKROOM

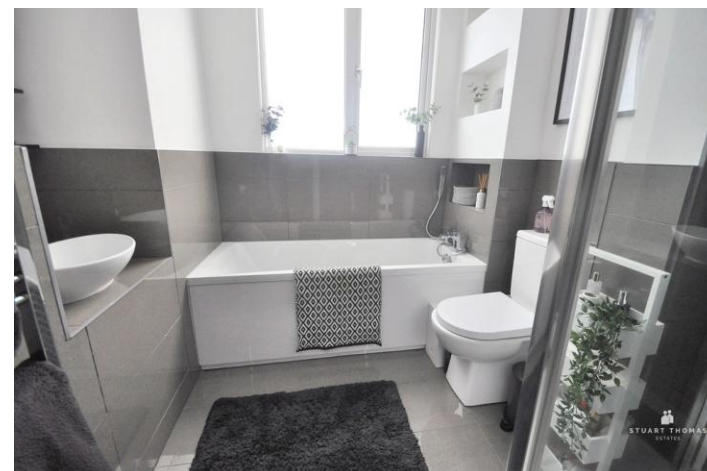
Low level wc and a hand wash basin with a mixer tap and cupboard under. High level double glazed obscure window to the side.

KITCHEN/FAMILY ROOM

This very attractive good size room at the rear of the property has double glazed bi fold doors leading to the rear garden. The living area has a built in unit used to house the TV and an electric coal effect fire. Feature wood effect flooring. Feature panelling to one wall. Two vertical radiators. Inset ceiling spotlights. Open plan to the kitchen area which is superbly fitted with a range of units at eye and base level with work surfaces over. Induction hob with an extractor cooker hood over. Built in double oven. Single drainer sink unit with a mixer tap over. Double glazed window to the rear. Breakfast bar. Wood effect flooring. Double glazed door leads to the side. Vertical radiator. Inset ceiling spotlights. Pendant lighting over the breakfast bar. Sliding door leads to the:-

UTILITY/STUDY

This useful multi purpose room has a double glazed window to the side. Space and plumbing for a washing machine and tumble dryer. Eye level storage cupboards.





LANDING

Access to the loft. Built in storage cupboard.

BEDROOM ONE

With feature panelling to one wall. Double glazed window to the rear. Radiator with a cover.

BEDROOM TWO

Double glazed window to the rear. Radiator with a cover. Built in wardrobe cupboard.

BEDROOM THREE

Double glazed window to the front. Radiator with a cover. Built in storage and wardrobe cupboard.

BATHROOM

This luxury bathroom has a 4 piece white suite comprising a low level wc vanity wash basin with a mixer tap and a panelled bath with a mixer tap and shower attachment. Separate shower cubicle. Obscure double glazed window to the front. Tiled floor and part tiled walls. Display niches. Heated towel rail. Extractor fan/light.

STORAGE

Originally the garage and now converted with the front providing a useful storage area with an up and over door. Gas fired combi central heating boiler.

FRONT GARDEN

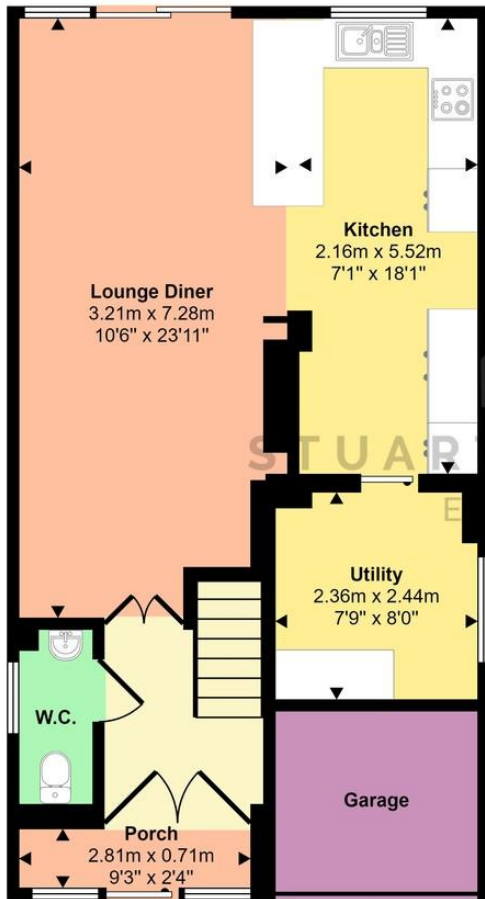
Block paved to provide plenty of off street parking. Raised flower borders.

REAR GARDEN

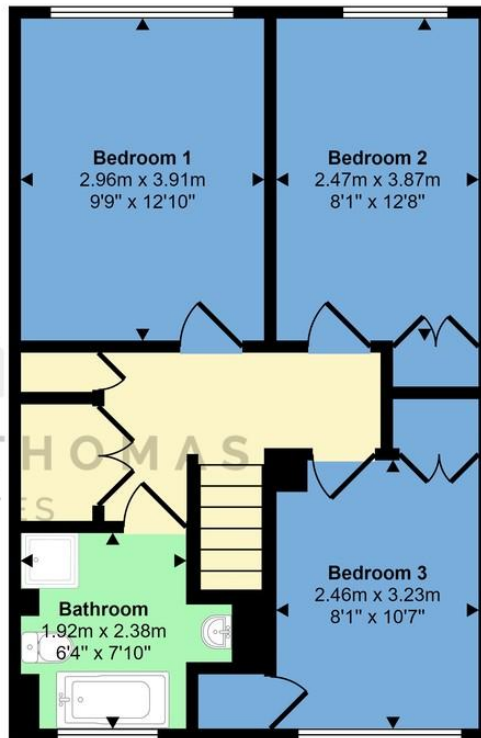
Approximately 30' rear garden laid to lawn with raised borders. Paved patio with a pergola. Side access to the front.



Approx Gross Internal Area
106 sq m / 1142 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft



First Floor
Approx 48 sq m / 512 sq ft

Covered storage area to the side.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements