



STUART THOMAS
ESTATES



STUART THOMAS
ESTATES

- RARELY AVAILABLE LARGE DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZE GARDEN
- CONVENIENT FOR BOTH A13

9 Cherrymeade, Benfleet, Essex, SS7 1UA

Guide Price £725,000

Location Location Location. Rarely available in this HIGHLY SOUGHT AFTER AND EXCLUSIVE CUL DE SAC is this GENEROUS 3 BEDROOM DETACHED BUNGALOW on a GOOD SIZE PLOT with a DOUBLE WIDTH GARAGE. VIEWING ADVISED.



Property Description

ENTRANCE LOBBY

Entrance door with a glazed panel and adjacent side screen leads to the entrance lobby. Further part glazed door and side screen leads to the :-

ENTRANCE HALL

This spacious L shaped entrance hall has two radiators. Cupboard housing the gas fired central heating boiler. Two built in storage cupboards. Access to the loft.

LOUNGE/DINER

A good size room with a double glazed window to the front. Double glazed sliding patio doors lead to the rear garden. Feature stone fireplace with an electric log effect fire. Slimline double glazed window to the side. Two double radiators. Coving. Two wall light points.

KITCHEN/DINER

Fitted with units at eye and base level with ample work surfaces over. Twin bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and slimline dishwasher. Gas hob with an extractor cooker hood over. Double oven. Double radiator. Double glazed window to the rear and a double glazed door leads to the rear garden.

BEDROOM ONE

Double glazed window to the rear. Slimline double glazed window to the side. Coving. Sliding door mirrored wardrobes to one wall.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal hand wash basin and a panelled bath with a mixer tap. Obscure





double glazed window to the side. Radiator. Fully tiled to all visible walls.

BEDROOM TWO

Double glazed window to the front. Radiator. Coving. Slimline double glazed window to the side. Sliding door married wardrobes.

BEDROOM THREE

Double glazed window to the front. Double radiator. Coving.

SHOWER ROOM

In need of refitting as the old suite has been removed. Radiator. Obscure double glazed window to the side.

DOUBLE GARAGE

Detached from the property with an up and over door and a personal door leading to the rear garden. Loft style storage. Light and power.

REAR GARDEN

This good size garden is laid to lawn with established trees and shrubs. Screen fencing. Side access to the front. Patio. External water supply.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band F



Approx Gross Internal Area
117 sq m / 1254 sq ft



Floorplan

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