



- FOUR BEDROOMS
- LARGE SOUTH FACING GARDEN
- WALKING DISTANCE KING JOHN SCHOOL
- SUPERB KITCHEN/FAMILY ROOM

## 10 Cross Road, Benfleet, Essex , SS7 1RP

£475,000

Within WALKING DISTANCE OF KING JOHN SCHOOL is this FOUR BEDROOM SEMI DETACHED with a SOUTH FACING GARDEN. Superb KITCHEN/FAMILY ROOM, Shower Room and Family Bathroom. Large GARDEN CABIN/BAR ROOM.





## Property Description

### ENTRANCE HALL

Double glazed entrance door with glazed panels leads to the entrance hall. Coving. Wood effect flooring. Stairs to the first floor with a cupboard under.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity wash basin and double shower. Heated towel rail. Extractor fan. Inset ceiling spotlights.

### LOUNGE

Double glazed lead light bay window to the front aspect. Wood effect flooring. Double radiator. Coving.

### KITCHEN/FAMILY ROOM

This superb room at the rear of the property has Bi Fold doors leading to the SOUTH FACING rear garden. The kitchen area is fitted with a range of white gloss units at eye and base level with ample wood work surfaces over. One and a half bowl single drainer sink unit with a mixer tap. Double glazed window to the rear. Central Island Unit with a 5 ring gas hob. Integrated dishwasher.



### UTILITY ROOM

Double glazed door to the side. Double glazed window to the rear. Wall mounted gas fired central heating boiler. Base units with work surfaces over and an inset single drainer sink unit. Space and plumbing for a washing machine and tumble dryer. Radiator.

### BEDROOM ONE GROUND FLOOR

Lead light double glazed bay window to the front aspect. Double radiator.



#### BEDROOM TWO

Double glazed window to the rear. Radiator. Inset ceiling spotlights. Shelving to the recess.

#### BEDROOM THREE

Skylight window to the front. Access to the eaves. Built in cupboards. Radiator.

#### BEDROOM FOUR

Skylight window to the front. Radiator. Inset ceiling spotlights.



#### BATHROOM

Low level WC. Hand wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the rear. Heated towel rail. Extractor fan.

#### GARAGE

Approached via a shared driveway with an up and over door. Personal door to the side.

#### OFF STREET PARKING

To the front of the property.

#### REAR GARDEN

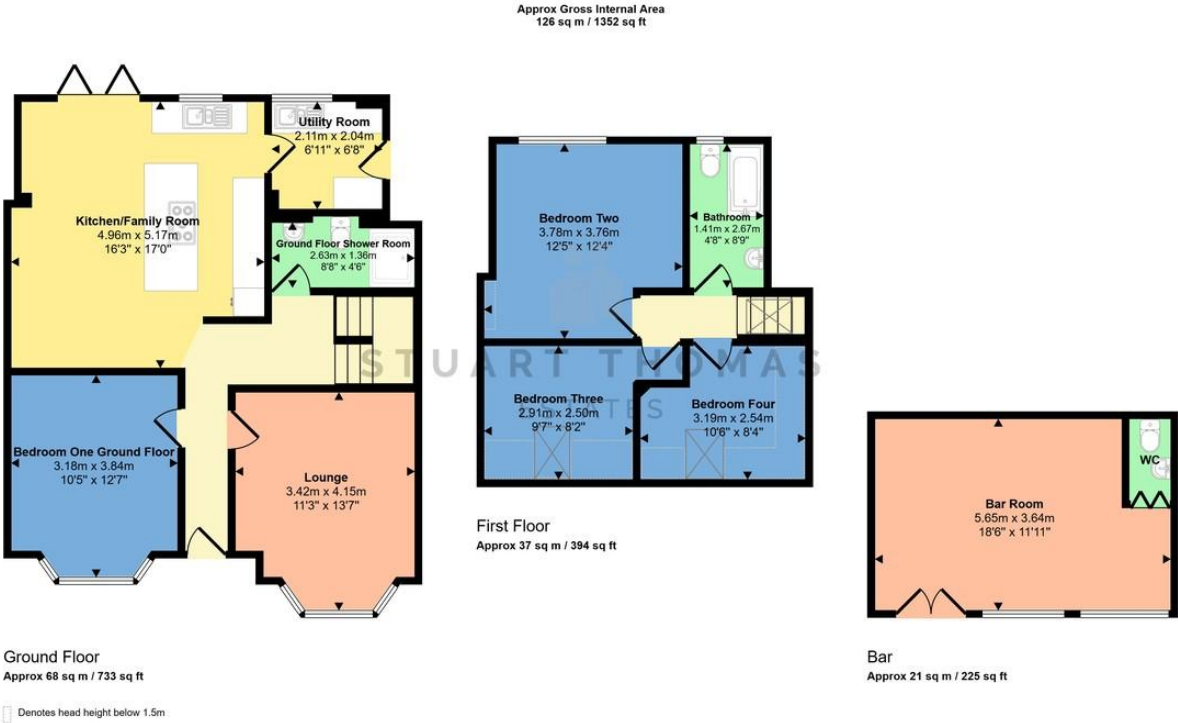
This SOUTH FACING REAR GARDEN is laid to lawn with screen fencing. Patio. Two garden sheds. Side access to the front. External water supply.

#### CABIN/BAR ROOM

At the bottom of the garden this superb outbuilding could be used for a variety of uses. Built in drinks bar and a WC and wash basin.



GENERAL  
Tenure Freehold  
Castle Point Borough Council  
Council Tax band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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