



- POPULAR LOCATION
- LARGE REAR GARDEN
- SECOND RECEPTION ROOM/OFFICE/PLAYROOM
- EN SUITE BATHROOM

## 51 Fernlea Road, Benfleet, SS7 1HD

£650,000

In this POPULAR LOCATION and benefitting from a LARGE REAR GARDEN is this DETACHED FOUR BEDROOM FAMILY HOUSE. Extended to the rear to provide a further reception room/office/playroom. En Suite Shower Room along with a WALK IN WARDROBE to the main bedroom.





## Property Description

### ENTRANCE HALL

Double glazed entrance door and a side screen leads to the spacious entrance hall. Stairs to the first floor with a cupboard under. Laminate flooring. Built in storage cupboard.

### CLOAKROOM

Low level wc and a pedestal hand wash basin. Obscure double glazed window to the side. Wood effect flooring.

### LOUNGE

Double glazed bay window to the front aspect and a further double glazed window also to the front. Two radiators. Coving. Laminate flooring. Archway leads to the:-

### DINING ROOM

Double glazed window to the side with plantation shutters. Radiator. Coving. Laminate flooring. Door leads to the utility room.

### KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Range cooker with an extractor cooker hood over. Integrated dishwasher and fridge. Double glazed door leads to the rear garden. Double glazed windows to the rear and side. Wood effect flooring.

### OFFICE/ PLAYROOM

This good size room has double glazed patio doors leading to the rear garden. Double glazed window to the side. Laminate flooring. Two radiators.

### UTILITY ROOM

Fitted with units at eye and base level with wood effect work surfaces. Single drainer stainless steel sink unit with a mixer tap. Space and plumbing for a washing machine tumble dryer and freezer. Laminate flooring. Cupboard housing the service meters.

### LANDING





This spacious landing has access to the loft. Cupboard housing the hot water cylinder.

#### BEDROOM ONE

Two double glazed windows to the front. Radiator. Built in wardrobe cupboard. Inset ceiling spotlights. Door leads to the walk in wardrobe which has a double glazed window to the front and a radiator. Inset ceiling spotlights. Further door leads to the:-

#### EN SUITE

This good size room is well fitted with a 4 piece white suite comprising a low level wc pedestal hand wash basin free standing claw footed bath with a mixer tap and shower attachment and a corner shower. Heated towel rail. Obscure double glazed window to the rear. Inset ceiling spotlights. Extractor fan. Fully tiled to all visible walls and floor.

#### BEDROOM TWO

Two double glazed windows to the rear. Radiator. Fitted wardrobes. Wood effect flooring.

#### BEDROOM THREE

Double glazed window to the front. Radiator. Inset ceiling spotlights. Laminate flooring.

#### BEDROOM FOUR

Double glazed window to the rear. Double radiator. Laminate flooring. Built in wardrobe cupboard.

#### SHOWER ROOM

With a large walk in shower. Low level wc with a concealed cistern and a vanity hand wash basin with a mixer tap. Built in storage cupboards. Heated towel rail. Obscure double glazed window to the side. Inset ceiling spotlights and fan. Fully tiled to all visible walls.

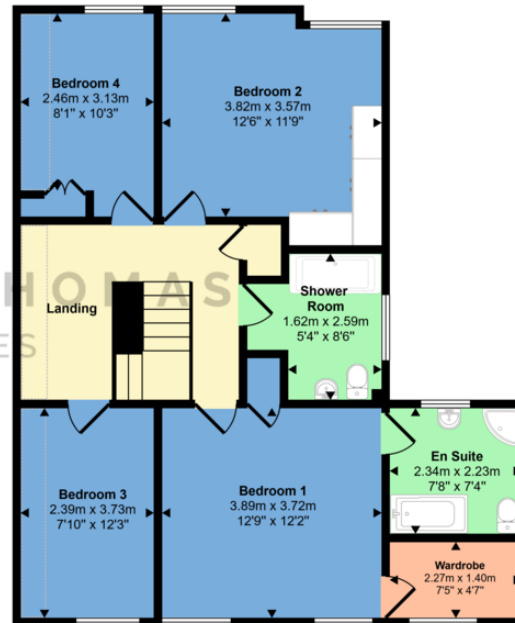
#### GARAGE

Originally a double width garage with part of the garage now having been converted to provide a utility room. Electric roller door. Personal door leads to the rear garden. Ample parking in front of the garage for several vehicles.





Approx Gross Internal Area  
179 sq m / 1928 sq ft



## REAR GARDEN

In excess of 80' mainly laid to lawn with screen fencing. Large shed. Paved patio with a surrounding dwarf brick wall. Established trees and shrubs. External water supply. Side access to the front.

## GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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