



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

51 Fernlea Road, Benfleet, SS7 1HD

Guide Price £615,000

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Property Description

DESCRIPTION

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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:-

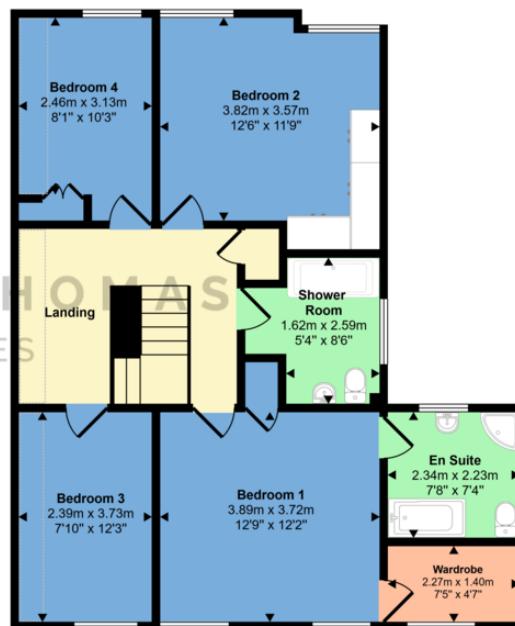
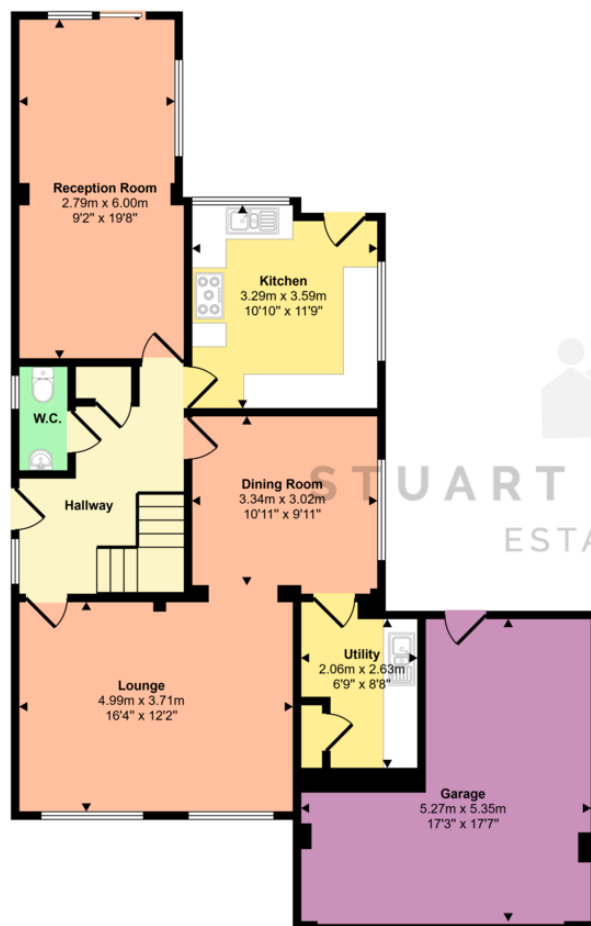
EN SUITE

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.

Approx Gross Internal Area
179 sq m / 1928 sq ft



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.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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