



STUART THOMAS  
ESTATES



- WEST FACING REAR GARDEN
- AMPLE OFF STREET PARKING
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM

233 Kents Hill Road, Benfleet, Essex, SS7 5PS

£575,000

We are delighted to offer for sale with NO ONWARD CHAIN, this FOUR bedroom DETACHED house with a WEST facing garden, situated within a stones throw of local schools. We understand this property also benefits from being in both the Appleton and The King John School catchment areas.





## Property Description

### ENTRANCE HALL

Wood flooring, radiator, Understairs cupboard, dado rail.

### CLOAKROOM

Double glazed obscure window to the side, low-level w/c, vanity unit wash basin with mixer tap, chrome heated towel rail, fully tiled walls, and tiled flooring.

### LOUNGE

Double glazed bay window and french doors to rear, wood flooring, two radiators, feature brick wall with T.V point for wall mounted flatscreen television, feature fireplace with gas fire, wooden flooring, feature beams to ceiling, dado rail, arch leading to:

### DINING ROOM

Double glazed window to side, radiator, dado rail, wood flooring.

### KITCHEN

Double glazed window to the front and door to side with access to garden, eye and base cream kitchen units, built in wine rack, granite worktops with single sink drainer and breakfast bar incorporated, fully tiled to all visible walls, tiled flooring, space for slide in cooker extractor hood, integrated fridge, Spotlighting. Cupboard housing the central heating boiler.

### UTILITY ROOM

Eye level units with granite work surface, splashback tiles, space for a washing machine, tumble dryer, tiled flooring.

### LANDING







Double glazed window to side, access to part boarded loft with ladder, airing cupboard housing the hot water tank.

#### MASTER BEDROOM

Double glazed window to front, carpet, built in wardrobes and drawers, door to:

#### ENSUITE

Ensuite with shower cubicle with shower over, vanity wash basin with storage below, tiled floor and walls, spotlights, wall mounted mirrored cupboard.

#### BEDROOM TWO

Double glazed window to rear, radiator, built in wardrobes, drawers and cupboards, radiator, dado rail.

#### BEDROOM THREE

Double glazed window to front, radiator, carpet, fitted wardrobes, dado rail.

#### BEDROOM FOUR

Double glazed window to front, fitted wardrobes and drawers, dado rail, carpet.

#### BATHROOM

Four piece suite comprising bath with panel jet shower over, large vanity wash basin, close coupled w.c, tiled walls and flooring, obscure double glazed window to side, spotlights.

#### REAR GARDEN

Beautiful established west facing rear garden commencing with patio area, remainder is mainly laid to established lawn surrounding by flowers, bushes and trees. Side access to front covered storage area and lean to. Separate gated lawn area to side of the property.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## GARAGE

Power, light, up and over garage door to the front, fuse box.

## AGENTS NOTES

Tenure Freehold

Council Tax Band F

Castle Point Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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