



BROWN & BRAND



Wyburn Road

Daws Heath, Benfleet, SS7 2TJ

- Much larger than average executive family home recently completed
- Sought after Daws Heath Location
- 28 ft open plan kitchen/diner, 23ft Lounge, sitting room & study
- 4 double bedrooms with dressing room two ensuites and balcony

Guide price £800,000-£820,000





Property Description

Nestled in a highly sought-after location, close to woodland, this exceptional residence offers a harmonious blend of nature and convenience, providing easy access to woodland trails, while remaining just a short distance to local amenities. Meticulously redesigned to the highest specifications, this expansive home surpasses expectations with its generous proportions and exquisite attention to detail.

Boasting an abundance of space, far exceeding the average, provides ample room for family living on a grand scale with three reception rooms and a stunning open plan Kitchen/diner meticulously designed for stylish entertaining.

Featuring numerous appliances, sleek countertops, and custom cabinetry, this space seamlessly transitions to the outdoor decking for al fresco dining experiences enjoying the unobstructed rear garden.

At first floor four double bedrooms await, including a lavish master suite with Ensuite and dressing room, whilst a second ensuite is provided for the guest bedroom with separate family bathroom and both enjoy access to a balcony with tranquil views of the surrounding area.

Indulge in the epitome of luxury living, where every aspect of this residence exudes sophistication and refinement. From its sought-after location to its exceptional design and abundant amenities, this home offers a lifestyle of unparalleled comfort and elegance.



APPROACHED VIA

Composite entrance door giving access through to:

ENTRANCE HALLWAY

30' 2" x 7' 10" (9.2m x 2.4m) Hardwood laminated flooring. Radiator. Smooth plastered ceiling with inset spotlights. Oak staircase with softwood treads and risers with a centre carpet runner and glass balustrade. Oak doors to all rooms



LOUNGE

23' 11" x 12' 5" (7.3m x 3.8m) Double glazed bay window to front and flank. Smooth plastered ceiling with pendant and wall lights. Carpet. Radiator.

SITTING ROOM

15' 1" x 11' 9" (4.6m x 3.6m) Double glazed bay window to front. Radiator. Smooth plastered ceiling inset with spotlights. Hardwood flooring.

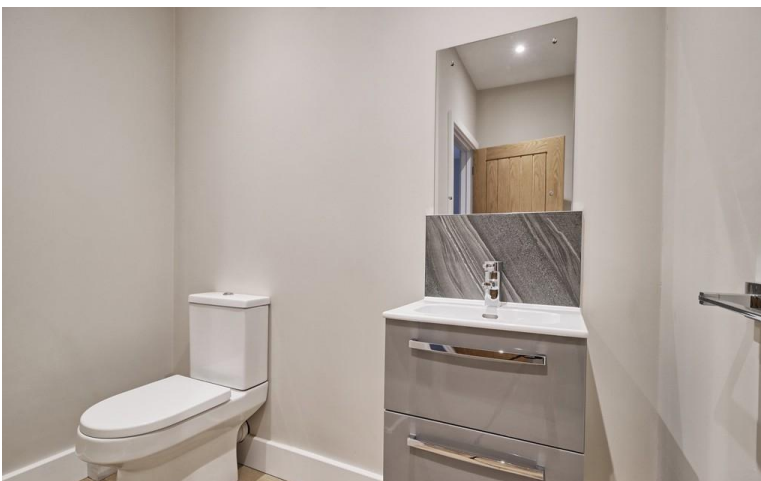


STUDY

10' 2" x 7' 6" (3.1m x 2.3m) Double glazed window to side. Radiator. Smooth plastered ceiling inset with spotlights. Hardwood flooring.

CLOAKROOM

Fitted in a white two piece suite comprising close coupled WC and hand wash basin inset to vanity unit with tiled splashback. Hardwood flooring. Radiator. Smooth plastered ceiling inset with spotlights. Extractor fan.



KITCHEN/DINING ROOM

28' 0" x 13' 8" (8.55m x 4.168m) Beautiful open plan kitchen/dining with a stunning and extensively well fitted Shaker style kitchen offering cupboards and drawer packs to both ground and eye level with granite worktops over. Large central island with wine cooler, further storage and feature light above. Double oven with electric hob and extractor hood over.



Plumbing for dishwasher. Double integrated fridge freezer. Ceiling spot lights to all ceiling. Hardwood laminate flooring. Ladder style radiator. Double glazed window with matching bi-fold doors to rear.

UTILITY ROOM

Utility room offers cupboards to both ground and eye level with granite worktops over with inset sink and mixer taps over. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Radiator. Storage cupboard housing boiler. Double glazed door giving access to rear garden.



LANDING

18' 0" x 10' 5" (5.5m x 3.2m) Double glazed window to front. Carpet. Radiator. Loft access. Oak doors to all rooms

BEDROOM ONE

18' 4" x 14' 9" (5.6m x 4.5m) Double glazed French doors out to balcony. Carpet. Radiators. Smooth plastered ceiling with inset spotlights. Door leading through to:



DRESSING ROOM

13' 5" x 9' 2" (4.1m x 2.8m) Velux window. Carpet. Radiator. Smooth plastered ceiling with inset spotlights. Door leading through to:

ENSUITE

11' 1" x 6' 4" (3.4m x 1.95m) Beautifully fitted in a three piece suite comprising separate shower cubicle with shower over head and hand held attachment. Wash hand basin with mixer tap inset to vanity unit. Close coupled w/c. Tiled floor. Half tiled walls. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Velux window.





BALCONY

Glass balcony with spot lights to top and bottom. Extends across the front of the property and accessed via bedroom one & two

BEDROOM TWO

15' 1" x 12' 1" (4.6m x 3.7m) Double glazed French doors out to balcony. Carpet. Radiator. Smooth plastered ceiling with inset spotlights. Door leading through to:

ENSUITE

7' 10" x 5' 9" (2.4m x 1.76m) Beautifully fitted in a three piece suite comprising separate shower cubicle with shower over head and hand held attachment. Wash hand basin with mixer tap over. Close coupled w/c. Tiled floor. Half tiled walls. Radiator. Smooth plastered ceiling with inset spotlights. Velux window.



BEDROOM THREE

15' 1" x 14' 5" (4.6m x 4.4m) Double glazed window to rear. Smooth plastered ceiling with inset spotlights. Carpet. Radiator.



BEDROOM FOUR

15' 1" x 14' 5" (4.6m x 4.4m) Double glazed window to rear. Smooth plastered ceiling with inset spotlights. Carpet. Radiator.

FAMILY BATHROOM

11' 5" x 8' 2" (3.5m x 2.5m) Spacious and beautifully fitted bathroom with a four piece suite comprising of a walk in shower cubicle with shower over and hand held attachment, glass shower screen with tiled surround. Panelled bath with mixer taps over. Large wash hand basin with mixer taps over inset to vanity unit. Close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Fully tiled flooring. Velux window.





EXTERNALLY

REAR GARDEN

Situated on a wide plot and offering an easily maintained and unoverlooked rear garden with decking to immediate fore offering lots of space for entertaining. Mainly laid to lawn with privacy fencing. Gated side access.



PARKING

Via shingle along driveway that extends alongside property offering ample off street parking.

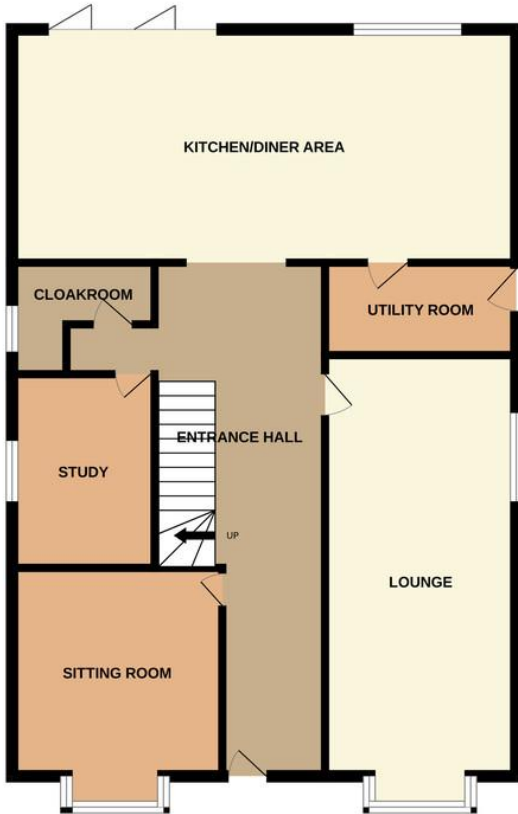
FRONT GARDEN

Paved pathway with easily maintained lawn area to the front with boundary fencing.





GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)		
38 Milton Road BENLEIGH SE7 2TJ	Energy rating C	Valid until 18 December 2033
Property type Detached bungalow		Certificate number 8398-0588-022-0388-3273
Total floor area 236 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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 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