



BROWN & BRAND



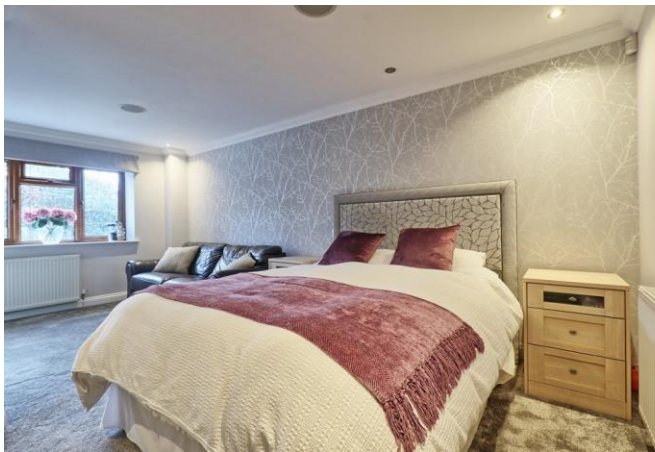
Rowan House, Sidwell Park

Benfleet, SS7 1LQ

- Stunning 5 bed detached house in sought after location close to station
- Ideal for dual family occupation as accommodation split over various levels
- Superb open plan kitchen/ diner with balcony with views
- Attractive lounge with separate balcony

**Offers In Region Of
£995,000**





Property Description

Located in this elevated and quiet turning with easy access to Benfleet mainline railway station and within King John School catchment is this beautifully presented family home enjoying views over Benfleet and farm fields. Offering flexible accommodation ideal for dual family occupation, or separate teenager retreat as the accommodation is split over numerous levels. The spacious tiled entrance hall leads to a utility room, substantial fully tiled four piece bathroom, and three bedrooms, one with ensuite and another featuring French doors to the rear garden. At first floor a substantial lounge features French doors to its own balcony to front and double doors through to a stunning open kitchen /diner which also has bifold doors on a separate balcony. The kitchen area is well appointed with composite worktops, numerous integrated appliances and central island offering seating for three people. An inner lobby leads to a separate guest Shower room, access to a substantial lower floor dual aspect bedroom and a further staircase leading to an upper floor self-contained guest suite. This provides an open plan dressing/study area with its own 22ft bedroom, excellent sized lounge and separate Shower room. Externally the property features tiered and landscaped grounds with patio areas, balcony/terraces with hot tub, lower lawn area with access to a changing room/ pool room ready for a pool installation. Parking is provided via an integral one and a half width garage with Independent driveway to front. Being presented in first class order and offering such flexible accommodation. It is one we would recommend an early appointment to view.



ACCOMMODATION

Approached via canopied entrance with hardwood Church style entrance door with lead Lite glass insert and double glazed lead light side panels giving access to

ENTRANCE HALL

Impressive sized area which could accommodate a study area if required. Travertine flooring with underfloor heating. Two woodgrain UPVC double glazed lead Light windows to front. Flat plastered ceiling with coving and spotlighting. Access to stairs to 1st floor landing with ornate balustrade and fitted carpet. Oak doors giving access to other rooms. Walk in coats/storage cupboard.



BEDROOM

18' 7" x 10' 9" (5.66m x 3.28m) (Plus door recess) Carpet. Two radiators. Woodgrain UPVC double glazed lead light window to front. Flat plastered ceiling with coving with Spotlight and audio speakers. Panel door giving access to

ENSUITE

Fitted in a three piece suite comprising walk in shower cubicle with glass screen and plumbed in shower, wash and basin, inset vanity unit with cupboards under and close coupled WC. Tiled floor. Radiator. Tiled walls. Flat plastered ceiling with coving and spotlights with extractor fan.



BATHROOM

Fitted in a four piece suite, comprising walk in corner shower cubicle with plumbed in shower and glass screen, large corner bath, WC and Double sized sink both inset to vanity unit with granite worktops and cupboards under. Tiled flooring. Tiled walls. Stainless steel towel rail/radiator. Woodgrain obscure double glazed led light window to side. Flat plastered ceiling with coving and spotlights with audio speaker.

UTILITY ROOM

Fitted in a range of kitchen cupboards to ground and eyelevel with granite worktop over with inset stainless steel sink with mixer taps. Space and plumbing for tumble dryer and washing machine. Travertine flooring. Tiled splashback. Radiator. Flat plastered ceiling with coving with inset spotlights. Double glazed half panel door giving access to side. Cupboard housing upgraded boiler and tank serving central heating and hot water systems.





BEDROOM

12' 3" x 11' 2" (3.73m x 3.4m) Carpet. Radiator. Flat plastered ceiling with coving and central ceiling rose. Built-in mirror fronted sliding door wardrobes. Woodgrain UPVC double glazed lead light French doors to rear with matching side windows.

BEDROOM

11' x 10' 2" (3.35m x 3.1m) Carpet. Radiator. Woodgrain UPVC double glazed led light window to rear. Flat plastered ceiling with coving and spotlight.



LOUNGE

18' 9" x 17' 3" (5.72m x 5.26m) Engineered light oak flooring. Three radiators. Flat plastered ceiling with coving with inset spotlights, central ceiling rose and audio speakers. Glazed hardwood double doors to kitchen/ diner. Additional oak door to kitchen/ diner. Further hardwood panel door to inner lobby. UPVC double glazed lead light French doors with matching side panels leading onto

FRONT BALCONY

canopy over with with flooring and spindle balustrading, enjoying views over Benfleet and fields

KITCHEN/DINER

19' 8" x 15' 4" (5.99m x 4.67m) Dining area Travertine flooring. Radiator. Flat plastered ceiling with spotlights. UPVC double glazed full height side panel overlooking second balcony. audio speaker.



Kitchen area

Extensively fitted in coloured shaker style units, offering numerous cupboards and drawer packs to ground and eyelevel with contrasting composite worktops. Large central island with matching composite worktop offering seating for three people with inset microwave, oven and grill. Separate double sized oven with induction hob with extracted over. Space for freestanding American style fridge freezer. Integrated dishwasher. Recessed Butler style sink with Flexi Multipurpose tap over. Flat plastered ceiling with spotlights and audio speaker. UPVC double glazed led light window to rear. double glazed/bifold door leading onto second balcony.



SECOND BALCONY

Decked flooring with wrought iron balustrading and spiral staircase, leading down to external lower level. Enjoys extensive views over Benfleet and the creek.



INNER LOBBY

Carpet. Woodgrain UPVC double glazed lead light door to 2nd balcony. Hard wood doors giving access to other rooms. Access to stairs to upper floor and lower floor with spindle balustrade and fitted carpet.

SHOWER ROOM

Fitted in a three piece suite comprising quadrant shower cubicle with plumbed in shower and glass screen, pedestal wash and basin and close coupled WC. Tiled Floor & Walls. Stainless steel towel rail/radiator. Woodgrain UPVC double glazed lead light obscure window to front. Flat plastered ceiling with coving with inset spotlights, audio speaker, and extractor fan.



BEDROOM

19' 3" x 14' 4" (5.87m x 4.37m) Bright dual aspect room featuring woodgrain UPVC double glazed lead Lite windows to front and rear. Carpet. Two radiators. Flat plastered ceiling with coving with inset spotlights and audio speaker. Under stairs storage.

GUEST SUITE

A substantial open plan area, initially accessed via open plan landing featuring spindle balustrading and double glazed Velux windows to rear. Flat plastered ceiling with spotlights.(Could be used as a study/dressing area) leading to



LOUNGE

14' 3" x 11' 7" (4.34m x 3.53m) Carpet. Radiator. Obscure Double glaze Velux window to side. Flat plastered ceiling with spotlights. Hardwood Doors to shower room and bedroom.

SHOWER ROOM

Fitted in a three piece suite, comprising walk-in shower cubicle with plumbed in shower and glass screen, Close coupled WC and wash hand basin with integral worktop and vanity units under

Tiled floor. Tiled walls. Stainless steel towel rail/radiator. Flat plaster ceiling with spotlights. Double glazed window to side.



BEDROOM

22' x 11' 7" (6.71m x 3.53m) Carpet. Radiator. Flat plastered ceiling with spotlights. Three double glazed velux windows to side.



EXTERNALLY

As property located on elevated position the rear garden has been landscaped and designed with multiple levels. Initial paved patio/ terrace area with boundary walls with wrought iron balustrading surrounded by raised flowerbeds with mature trees and shrubs. This overlooks the lower lawn area with mature tree and hedge borders with privacy fencing. An additional raised side decking area features stainless steel and wire balustrading with recess for a hot tub. External lighting and power. Wide gated side access with block paving. Second gated side access with external tap. Boundary wall with inset panelling.



POOL/CHANGING ROOM

Featuring a tiled room with WC and wash hand basin with vanity unit. tiled walls and floors. radiator. Flat plastered ceiling. Electrics/plumbing and pool systems ready to be installed.(Current vendor intended to install a pool and this could be completed by any incoming purchaser)

FRONT GARDEN

Attractively landscape being laid alone with mature flower and shrub borders with Block Paving and raised brick flowerbeds

PARKING

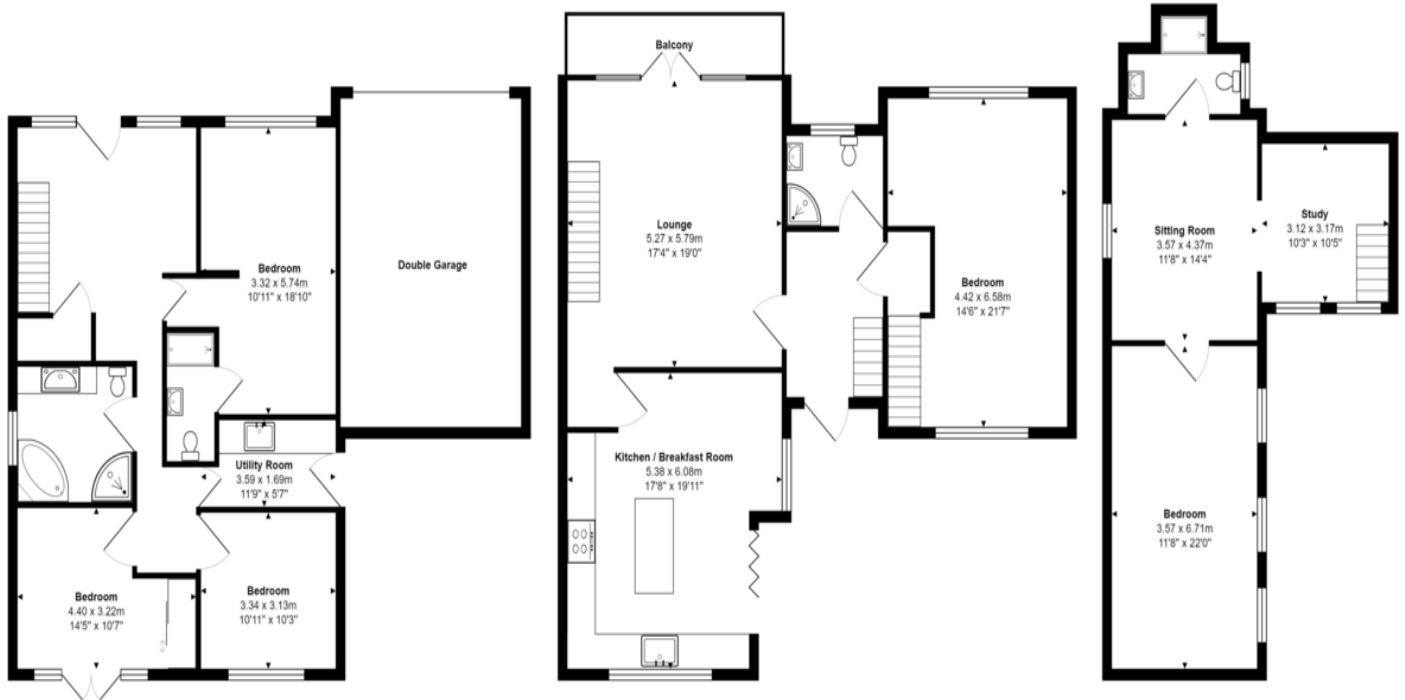
Integral 1 1/2 width garage with panelled up and over door. Approached via block paved driveway providing further offstreet parking.

Click on link below to watch video tour-

<https://www.youtube.com/watch?v=0qkY8M4egZE>







Total Area: 241.6 m² ... 2600 ft² (excluding balcony, double garage)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
 www.theestateagentsphotographer.co.uk

Energy performance certificate (EPC)		
Raven House Sidwell Park BENFLEET SS7 1LD	Energy rating C	Valid until: 27 February 2034 Certificate number: 2120-5622-8040-7100-3921

Property type: Detached house
 Total floor area: 243 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[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