



**BROWN & BRAND**



**South View Road**  
Benfleet, SS7 5NA

- Four Bedroom Detached Family Home
- Spacious Lounge/ Diner
- Ground Floor Bathroom
- Good Size Kitchen/Diner

**£425,000**







## Property Description

Situated on a sought-after road near Benfleet High Road and excellent local schools, this deceptive four-bedroom detached family home offers a blend of comfort and convenience. The well-designed accommodation begins with a separate entrance porch leading to a welcoming hallway.

On the ground floor, the home features a versatile layout with a bedroom and ensuite, a separate study, and a ground floor bathroom. The large lounge/diner, enhanced by bifold doors, seamlessly connects to the west-facing garden, creating an inviting space for indoor-outdoor living. The spacious kitchen/diner is perfect for family meals and entertaining.

The first floor comprises three additional bedrooms, one of which includes its own separate WC, providing extra convenience. Outside, the west-facing rear garden offers a sunny retreat for relaxation. Parking is ample, with an independent driveway leading to a detached garage, ensuring space for multiple vehicles.

This family home combines practical living spaces with a prime location, making it an ideal choice for those seeking a comfortable and connected lifestyle. Don't miss the opportunity to make this delightful property your own.





## ACCOMMODATION

Approached via double glazed leadlight door giving access to :

### ENTRANCE PORCH

Fitted carpet. Double glazed leadlight windows to front and side. Hardwood door with glass panelling giving access to:

### ENTRANCE HALL

Smooth plastered ceiling. Stairs to first floor with under stairs storage cupboard. Radiator. Further storage cupboard. Door to:

### GROUND FLOOR BEDROOM FOUR

12' 5" x 10' 1" (3.78m x 3.07m) Double glazed bay leadlight window to front. Radiator. Laminate flooring. Coving to ceiling. Door to :

### ENSUITE/SHOWER ROOM

Modern three piece suite comprising WC vanity sink unit with mixer tap. Heated towel rail. Shower. Partly tiled windows. Tiled flooring. Obscure double glazed leadlight window to side. Extractor fan.

### STUDY

8' 7" x 8' 6" (2.62m x 2.59m) Leadlight window to front. Radiator. Fitted carpet. Coving to ceiling.

### BATHROOM

Three-piece suite comprising panel bath, WC, vanity sink unit with mixer tap. Partly tiled walls. Tiled flooring. Heated towel rail. Leadlight window to side.

### LOUNGE/DINER

23' 2" x 11' 4" (7.06m x 3.45m) Double glazed Bi fold doors giving access to garden. Fitted carpet. Radiator to two walls. Feature fireplace. Cupboard housing boiler. Smooth plastered ceiling with coving. Sliding doors giving access to:

### KITCHEN/DINER

22' 5" x 11' 1" (6.83m x 3.38m)

### KITCHEN AREA

The kitchen is fitted with modern eye and base level units with work surface over incorporating stainless steel sink unit with mixer tap and drainer. Tiled splashback. Space for freestanding fridge/freezer. Fitted electric oven and grill. Four ring electric hob with extractor fan above. Tiled flooring. Space and plumbing for dishwasher. Double glazed leadlight. Double glazed leadlight. Window to side. Smooth plastered ceiling with coving.

### DINING AREA

Double glazed bi fold doors. Giving access to garden. Smooth plastered ceiling with coving. Fitted carpet. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Smooth plastic ceiling. Fitted carpet. Doors to all rooms.

### BEDROOM ONE

18' 2" x 12' 9" (5.54m x 3.89m) Double glazed window to rear. Carpet. Eaves storage.

### BEDROOM TWO

10' 6" x 12' 2" (3.2m x 3.71m) Lead light window to side. Fitted carpet. Smooth plastered ceiling. Radiator. Eaves storage.

### BEDROOM THREE

11' 5" x 7' 5" (3.48m x 2.26m) Lead light window to side. Radiator. Fitted carpet. Door to:

### WC

Two piece suite comprising vanity sink unit with mixer tap. WC.

### REAR GARDEN

West facing garden with decked area. Remainder laid to lawn. Tree and shrub borders. Privacy fencing. Gated side access. Outside tap.

### GARAGE

Detached garage with up and over door. Power and lighting.

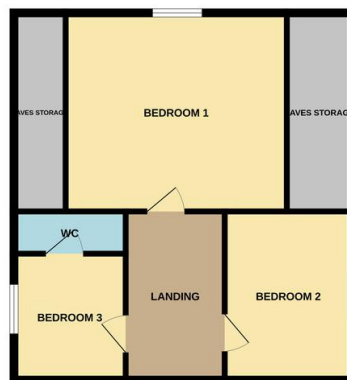
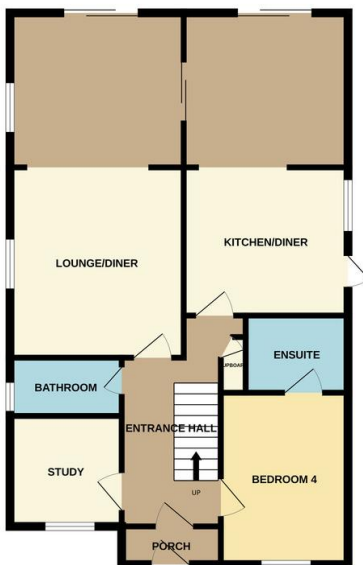
### PARKING

Parking is provided via an independent driveway. Parking for two cars.



GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



### Energy performance certificate (EPC)

19 South View Road BENFLEET SS7 5NA	Energy rating <b>D</b>	Valid until: 1 April 2034
Property type Detached house		Certificate number: 2160-5434-6040-9006-2001
Total floor area 138 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 D. 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

