



**BROWN & BRAND**



**Sidwell Park**  
Benfleet, SS7 1LQ

- Detached Three Bedroom Family Home
- Highly Sought After Location Situated In A Quiet Cul-De-Sac
- Beautifully Maintained 120ft Rear Garden
- Spacious Lounge/Sun Room Overlooking Rear Garden

**Guide Price £550,000-£575,000**







## Property Description

GUIDE PRICE..£550,000 - £575,000

Nestled in an elevated and serene cul-de-sac, this well-presented three-bedroom detached family home offers breathtaking views from both the front and rear. Ideal for those seeking a peaceful lifestyle without compromising on convenience, this property is within walking distance of Benfleet's mainline C2C station and falls within the highly sought-after King John School catchment area.

Inside, the home boasts an exceptional amount of living space, perfect for family life. The ground floor features a spacious cloakroom, a well-appointed kitchen/dining room with an adjoining utility room, and ample space for everyday activities. Upstairs, you'll find three generously sized bedrooms, each offering comfort and privacy, along with a well-maintained family bathroom.

The outdoor space is a true highlight, with a beautifully kept mature rear garden extending over 120 feet (unmeasured), providing an idyllic setting for relaxation and entertainment. Additional features include off-street parking, garage/storage space, and a welcoming community environment.

This charming property offers a unique opportunity to enjoy stunning surroundings, ample living space, and convenient access to local amenities. Early viewing is highly recommended!





## ACCOMMODATION

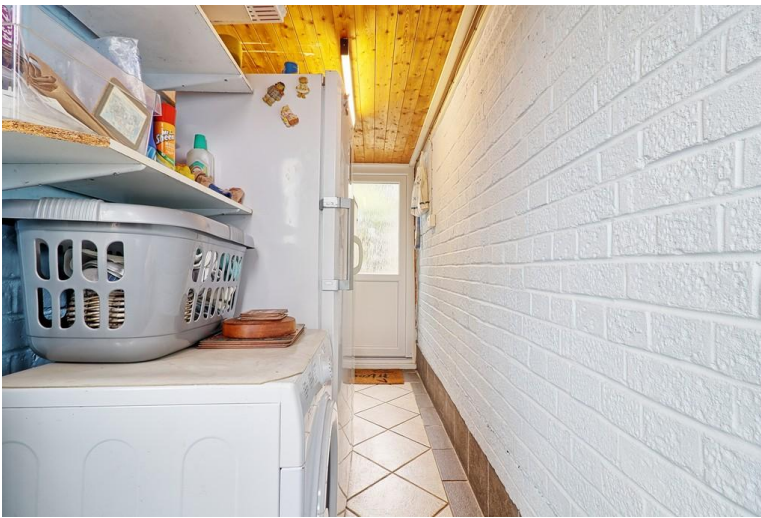
Approached via entrance porch with wood effect flooring. Cladded ceiling with strip lighting, Double glazed windows to side and front. Double glazed door inset with decorative glass giving access to:

## ENTRANCE HALLWAY

Wood parquet flooring. Smooth plastered ceiling. Dado rail. Cupboard housing boiler. Storage cupboards. Carpeted stairs leading to first floor. Doors giving access to:

## GROUND FLOOR CLOAKROOM

Two piece suite comprising of a close coupled w/c and wash hand basin inset to vanity unit. Tiled floor and walls. Smooth plastered ceiling. Double glazed opaque window to front.



## KITCHEN/DINING AREA

19' 7" x 11' 10" (5.97m x 3.61m) The kitchen comprises of a range of eye and base level units with contrasting work surface over inset with one and a half sink with mixer tap over. Four ring electric hob with extractor fan over. Integrated eye level double Bosch electric oven. Space and plumbing for a washing machine. Spacious dining area. Smooth plastered ceiling with inset spotlights. Double glazed small bay window to front and double glazed window to side. Radiator. Double glazed door leading through to:



## UTILITY ROOM

Double glazed opaque window to front with half double glazed door giving access to front of the property and another opaque double glazed door giving access to rear garden. Space and plumbing for tumble dryer and washing machine. Space for fridge/freezer. Cladded ceiling with strip lighting. Tiled flooring.

## LOUNGE/SUN ROOM

21' 7" x 21' 1" (6.58m x 6.43m)

## LOUNGE

Double glazed window to side. Carpet. Dado rail. Radiator. Smooth plastered ceiling with coving and inset spotlights. Spacious opening through to:







### **SUN ROOM**

Wood effect flooring. Radiator. Smooth plastered ceiling with decorative coving and inset spotlights. Large double glazed picture window to rear and double glazed window to side. Sliding patio doors leading out the rear garden.

### **LANDING**

Carpet. Smooth plastered ceiling with coving. Dado rail. Radiator. Double glazed window to side. loft access. Cupboard housing water tank. Doors giving access to:



### **BEDROOM ONE**

12' 11" x 12' 6" (3.94m x 3.81m) Double glazed window to rear. Carpet. Dado rail. Textured plastered ceiling. Door leading through to:

### **ENSUITE**

11' 3" x 3' 10" (3.43m x 1.17m) Fitted in a three piece suite comprising walk in shower cubicle with sliding shower screen. Wash hand basin inset to vanity unit. Close coupled WC. Ladder style radiator. Smooth plastered ceiling with inset spotlights. Tiled floor and walls. Double glazed opaque window to side



### **BEDROOM TWO**

10' 6" x 10' 6" (3.2m x 3.2m) Double glazed window to front. Smooth plastered ceiling with coving. Carpet.

### **BEDROOM THREE**

9' 2" x 7' 11" (2.79m x 2.41m) Double glazed window to rear. Textured plastered ceiling with coving. Carpet. Double glazed door leading out to large balcony with decorative wrought iron balustrade over looking the rear garden.

### **BATHROOM**

Three piece bathroom suite with panelled bath, w/c and wash hand basin. Tiled walls. Carpet. Radiator. Obscure double glazed window to front.







## **EXTERNALLY**

### **REAR GARDEN**

Property is located on an elevated position and this 120ft rear garden has been lovingly landscaped and designed with multiple levels. Paved pathway to the side leading up to the rear of the garden and immediately surrounded by raised flowerbeds with mature trees and shrubs. This overlooks the lower lawn area with mature shrub borders. To the rear of the garden there are multiple sheds/aviaries all with power and water supply. Privacy fencing. Paved area to the side of the property with more raised flower beds Gated side access. External taps.



### **FRONT GARDEN**

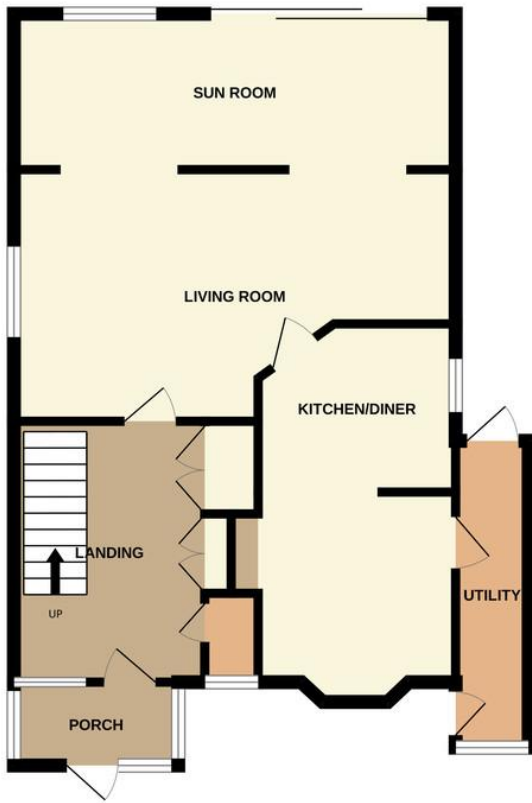
To the front of the property is a block paved driveway giving ample off street parking with raised shrub and flower borders.

### **GARAGE/STORAGE**

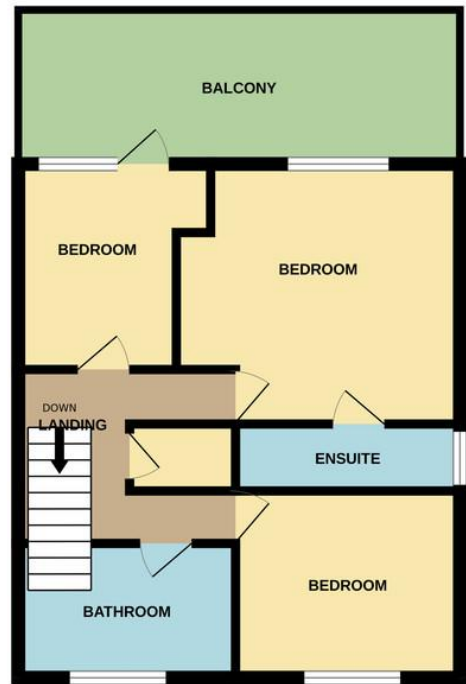
Garage to the side of the property with power and double glazed door and window giving access to the front.



GROUND FLOOR



1ST FLOOR



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)		
2, Sidwell Park BENFLEET SS7 1LG	Energy rating <b>D</b>	Valid until: 22 October 2025 Certificate number: 8990-8973-2929-7127-4053
Property type	Detached house	
Total floor area	125 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.

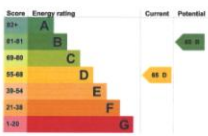
[See how to improve this property's energy efficiency.](#)

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



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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