



Brown & Brand



Station Road
 , Benfleet, SS7 1NG

- Located within minutes of Benfleet Station
- No onward chain
- South facing rear garden
- Parking & integral garage

Guide Price
£400,000-£425,000





Property Description

GUIDE PRICE OF £400,000 TO £425,000

This incredibly spacious three-bedroom family home offers generous and versatile living accommodation in an unbeatable location, just moments from Benfleet Station. The property boasts parking for two vehicles and a garage. A south-facing garden provides a sunny and private outdoor retreat, ideal for relaxing or entertaining. Inside, the home features three well-proportioned reception rooms, creating bright and open spaces perfect for everyday family living and hosting guests. With two bathrooms and a practical utility room, this home is both functional and comfortable. Ample storage space, ensuring a clutter-free environment. The home is also situated within the catchment areas for King John School and South Benfleet Primary School, making it an ideal choice for families. Conveniently located near the shops, cafés, and bus links of the High Road, this property offers the perfect blend of space, comfort and location. A must-see property. Viewing is highly recommended to fully appreciate the space and features on offer.



ACCOMMODATION

Approached via hardwood door with obscure window giving access to:

ENTRANCE HALLWAY

Tiled flooring, radiator and smooth plastered ceiling. Stairs leading to the first floor with under stairs storage. Door to:

UTILITY ROOM

13' 8" x 6' 9" (4.17m x 2.06m) Double glazed windows to rear. Space and plumbing for washing machine, space and plumbing for tumble dryer. Work surface with integrative stainless steel sink with tap, drainer and cupboards below. Storage cupboard housing wall mounted boiler. Tiled flooring door to:



SHOWER ROOM

Two piece suite comprising shower cubicle low flush WC. Radiator, tiled flooring and obscure window to rear. Smooth plastered ceiling with spotlight. Further door from utility room giving access to

CONSERVATORY

13' 9" x 7' 7" (4.19m x 2.31m) PVC double glazed conservatory. Windows to all sides, double glazed patio door for garden access, with brick paviour flooring

FIRST FLOOR LANDING

Landing carpet. Storage cupboard. Doorway to

KITCHEN/DINER

15' 9" x 10' 5" (4.8m x 3.18m)



KITCHEN

Kitchen is fitted with eye and base level units with laminate work surfaces over incorporating stainless steel sink unit with tap and drainer, fitted electric, four ring electric hob with extractor fan above, tiled splashbacks, laminate flooring, tiled walls, double glazed window to rear.

DINING AREA

Laminate flooring radiator, smooth plastered ceiling with coving and double-glazed windows to rear. Doorway to

LOUNGE

15' 9" x 15' 7 (into bay)" (4.8m x 4.75m) Double glazed bay window to front further double-glazed window to front. Radiator, laminate flooring, feature fireplace and smooth plastered ceiling with coving. Stairs to second floor



SECOND FLOOR LANDING

Landing loft access, coving to ceiling, fitted carpet and large storage cupboard. Door to



BEDROOM ONE

11' 9" x 9' 1" (3.58m x 2.77m) Double glazed window to front, radiator, fitted carpet with coving to ceiling and fitted wardrobe.

BEDROOM TWO

9' 8" x 8' 10" (2.95m x 2.69m) Double glaze window to rear, radiator fitted, carpet, coving to ceiling and fitted wardrobe.

BEDROOM THREE

7' 6" x 6' 6" (2.29m x 1.98m) Double glazed window to front. Carpet. Radiator

BATHROOM

Three piece suite comprising pedestal wash handbasin, bath and WC mosaic. Tiled flooring, obscure glaze window to rear, radiator, coving to ceiling and fitted wardrobe

REAR GARDEN

South-facing rear garden. A spacious block-paved patio provides perfect for outdoor seating. Large, well-maintained lawn bordered by shrubs. To the rear there is a garden shed. This garden backs onto the woods with glimpse of the estuary.



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