



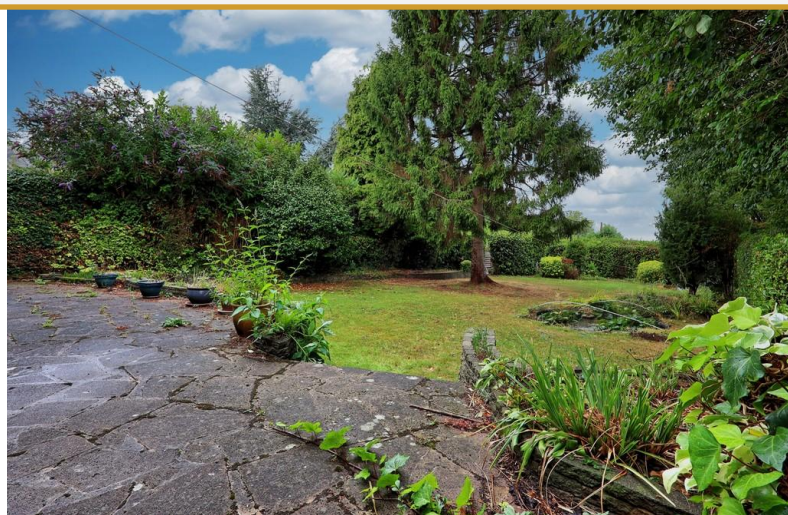
Brown & Brand



Vicarage Hill
Benfleet, SS7 1PD

- Sought after Vicarage Hill location with distant views to rear
- Enormous potential for extension/alteration (stp)
- Impressive frontage with approx 80ft rear garden
- 3 bedrooms

Guide price of £800,000-£825,000





Property Description

Located in one of Benfleet's most sought-after and secluded turnings, this three-bedroom detached house offers a rare opportunity to secure a home with enormous potential for improvement or extension (subject to planning permission). Just a short distance from Benfleet mainline railway station, the property also enjoys distant rear views and a peaceful, private setting. Set on a generous plot with a frontage exceeding 50 feet and a west-facing rear garden of approximately 80 feet, the home is ideal for growing families or buyers looking to create their dream home. Externally, the property benefits from an in-and-out driveway providing ample off-street parking and access to a large garage. Properties in this location and with this potential are rarely available. Early viewing is highly recommended



ACCOMMODATION

Approach via wood panelled entrance door giving access to

ENTRANCE HALL

Carpet. Radiator. Access to under stairs storage. Doors to other rooms. Double glazed led light window to front.

CLOAKROOM

Fitted in a two piece suite comprising low flush WC and corner wall mounted wash hand basin. Carpet. Tiled walls.



LOUNGE

16' 3" x 14' 9" (4.95m x 4.5m) Bright dual aspect room featuring double glazed led light window to front and matching patio doors to rear. Carpet. Three radiators. Door to dining room.

DINING ROOM

15' 0" x 10' 0" (4.57m x 3.05m) Carpet. Two radiators. Double glazed patio doors to rear. Central chimney breast. Door to hallway. Built-in meter cupboard housing metres and fuses. Further door to



KITCHEN

12' x 8' 8" (3.66m x 2.64m) Fitted range of kitchen cupboards to ground and high level with worktops over. Inset stainless steel one and a half bowl single drainer sink unit. Integrated double oven and grill with hob and extractor fan. Integrated fridge. Space and plumbing for dishwasher. Tiled walls. Double glazed window to rear. Built-in heater. Door giving access to

UTILITY ROOM/SIDE ACCESS

17' 7" x 12' 4" (L shaped measurement)" (5.36m x 3.76m) Fitted in a range of kitchen cupboards to ground and eyelevel with stainless steel single bowl single drainer sink unit. Radiator. Carpet. Glazed panelled door to rear and garden. Space for fridge and freezers. Further door giving access to garage.



FIRST FLOOR LANDING

Carpet. Wooden balustrade. Double glazed led light window to front. Access to loft with pull down loft ladder. Built in airing cupboard housing hot water tank. Doors to all rooms.

BEDROOM ONE

16' 5" x 10' 8" (5m x 3.25m) Bright dual aspect room featuring double glazed led light windows to front and rear. Carpet. Two radiators. Built-in wardrobes



BEDROOM TWO

10' 7" x 10' 2" (3.23m x 3.1m) Carpet. Radiator. Double glazed window to rear. Built-in wardrobes.

BEDROOM THREE

7' 7" x 8' 5" (2.31m x 2.57m) Carpet. Radiator. Double glazed windows to rear and side. Built-in cupboard.

SHOWER ROOM

Fitted in a three-piece suite comprising pedestal wash hand basin, close coupled WC, and double sized walk-in shower cubicle with plumbed in shower and glass screen. Carpet. Radiator/towel rail. Tiling to all walls. Obscure double-glazed window to side.

EXTERNALLY

REAR GARDEN

Enjoys the benefit of a west facing and un-overlooked garden with distant views. Approximately 80 feet in depth and 50 feet in width (Unmeasured). Laid to lawn with mature tree hedge and shrub borderers with raised Patio. Side access. Greenhouse. Pond.

PARKING

Approached via an in out driveway providing off street parking for numerous vehicles leading to

GARAGE

18' 9" x 12' 7" (5.72m x 3.84m) Features higher than average internal height. Remote controlled roller door. Personal entrance door to side. Access to subfloor storage. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler.

FRONT GARDEN

Laid to lawn with flower and shrub borders

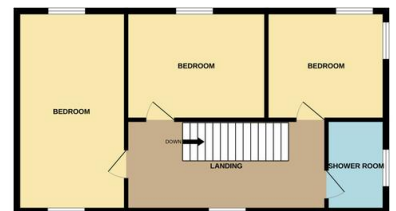
AGENTS NOTE

In accordance with the 1979 estate agency act we must point out that a member of staff has a vested interested in the property.

GROUND FLOOR



1ST FLOOR



03/25, 4:05 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

121 Vicarage Hill BISHOPSTEEET SS7 1PD	Energy rating D	Valid until: 30 July 2035 Certificate number: 7192-3053-8203-3265-2200
--	---------------------------	---

Property type: Detached house
Total floor area: 83 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

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

xs://find-energy-certificate.service.gov.uk/energy-certificate/7192-3053-8203-3265-2200?print=true

1/5

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 operating or efficiency can be given.
Made with Metropix ©2025