



Brown & Brand



**Vicarage Hill**  
Benfleet, SS7 1PD

- Sought after Vicarage Hill location with distant views to rear
- Enormous potential for extension/alteration (stp);n
- Impressive frontage with approx 80ft rear garden
- Short Walk from Boyce Hill Golf Club
- No onward chain

**£795,000**







## Property Description

A Golfer's Dream Home – Just a Short Walk from Boyce Hill Golf Club and Offered with No Onward Chain.

Set in one of Benfleet's most desirable and secluded turnings, this three-bedroom detached home presents a rare opportunity to secure a property brimming with potential. Whether you're looking to modernise, extend, or create a truly bespoke family home (subject to planning permission), this residence offers the perfect foundation.

Ideally located within easy reach of Benfleet mainline railway station, the property also enjoys distant rear views and a peaceful, private setting. Positioned on a generous plot, the home features a frontage of over 50ft and a wonderful west-facing rear garden measuring approximately 80ft-ideal for families, entertaining, or future development.

Externally, the property offers excellent kerb appeal with an in-and-out driveway providing ample off-street parking, along with access to a large garage. Homes in this location, especially those offering such scope for enhancement, seldom come to market.

Early viewing is strongly advised to avoid disappointment.







## 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.

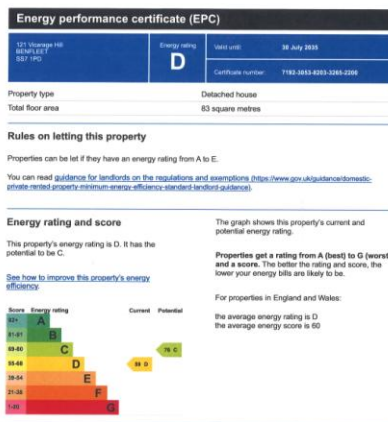
### BEDROOM TWO

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

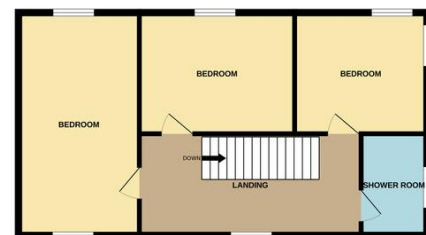
## AGENTS NOTE

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

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.  
Made with Metropix ©2025