



24 Albion Road

24 Albion Road Benfleet Essex SS7 5PU

Home Estate Agents are thrilled to bring to market this stunning new build property on Albion Road, Benfleet. This exceptional new build residence redefines modern living with meticulous design and luxurious touches. Boasting polished concrete floors and exposed brick walls, the family home features two dressing rooms and en-suite bathrooms for added comfort. Prioritizing energy efficiency, it includes air source heat pumps and zoned underfloor heating, earning an impressive B-rated EPC. This property truly stands out as an extraordinary example of contemporary living.

The ground floor impresses with an open-plan kitchen and family room featuring a stunning brick feature wall, and bi-folding doors that open to a garden oasis, perfect for entertaining. A spacious living room bathed in natural light



ensures comfort, while CAT 6 fittings throughout the property provide seamless connectivity, even up to the home office on the second floor. Additional convenience is offered by a separate utility room and a downstairs cloakroom.

Entrance

Wooden entrance door with glass panels into:

Hallway

Polished concrete flooring with underfloor heating, down lights, stairs rising to first landing. Doors to:

Cloakroom

Polished concrete flooring with underfloor heating, double glazed window, part tiled walls, wash hand basin with mixer tap and vanity unit, WC, down lights.



Lounge 16'35 x 11'6

Polished concrete flooring with underfloor heating, double glazed window to front, down lights.

Utility Room 7'25 x 7'17

Polished concrete flooring with underfloor heating, double glazed window to front, space for appliances, sink with drainer and mixer tap, tiled splashbacks.

Open Plan Kitchen/Lounge/Diner 22'15 x 17'75

Polished concrete flooring with underfloor heating, double glazed bi-folding doors leading to rear garden, feature exposed brick wall, base units with Quartz worksurfaces, matching island with inset sink and mixer tap, feature hanging



lights over, space for oven.

First Floor Landing

Stairs rising to second floor, radiator, down lights. Doors to:

Bedroom Two 13.86 x 10.57 plus walk in wardrobe

Double glazed window and double glazed Velux window, radiator. Door to:

En-Suite

Tiled flooring and walls, wash hand basin with mixer tap and vanity unit, shower cubicle, WC, radiator.

Bedroom Three 10'91 x 11'65

Double glazed window to rear, radiator, downlights.

Bedroom Four 10'8 x 10'73

Double glazed window to rear, radiator, downlights.

Second Floor Landing

Doors to:

Master Bedroom Suite 16'24 x 10'54 plus walk in wardrobe

Double glazed window to front, radiator, downlights. Door to:

Dressing Room

Double glazed window to side, radiator, down lights.

En-Suite

Vinyl tiled flooring, part tiled walls, double glazed obscure window, twin wash hand basins with mixer tap and vanity unit, WC, tiled walk in shower cubicle with glass screen, radiator.

Study/Bedroom Five 14'10 x 9'23

Double glazed Velux window, radiator, down lights.

Bathroom

Vinyl tiled flooring, part tiled walls, double glazed window to side, panelled bath with mixer taps, shower attachment and screen, wash hand basin with mixer tap and vanity unit, WC, radiator.

Externally

Rear Garden

Rear garden commencing with extensive patio area and the remainder being laid to lawn.

Front Garden

Block paved driveway enabling off street parking for two cars.

Agents Note

Energy Efficient

CAT 6 Connectivity

Air source heat pumps and zoned underfloor heating









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Guide Price £675,000 - £700,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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