



54 St Marys Road, Benfleet



Home Of Leigh are privileged with instructions to offer for sale this incredible five bedroom family home which was originally built by a local reputable builder for his own occupation and which sits proudly on the south backing side of the enviable St Marys Road, taking full advantage of the panoramic views towards the Thames Estuary.

Spread out over four entire floors, this fabulous property benefits from a grand entrance hall, guest cloakrooms, a study, formal lounge and separate dining room, both of which face south along with an impressive 45' x 19' open plan kitchen & family space, again facing south and overlooking the rear garden with some fabulous views. There is also a further guest cloakroom, boiler room and separate utility room completing the ground floor.

To the first floor there is a spacious galleried landing, a large master bedroom with access to a south facing terrace and a fully fitted en suite bathroom. There is a guest bedroom complete with dressing room and a further en suite shower room plus two further double bedrooms and a huge family bathroom, whilst to the second floor there is a 31' x 23' loft room with Juliette Balcony and some incredible views.

Externally the property sits on a generous size south backing plot with a sweeping in and out driveway providing ample off street parking giving access to a double garage. To the rear there is a wonderful raised patio area, a heated swimming pool and well maintained lawns.

Situated on St Marys Road in South Benfleet, this gorgeous property is perfectly located to take full advantage of being only a stones throw from Benfleet Downes where you can enjoy long scenic walks all year round to Hadleigh Castle, Hadleigh Park and even into Leigh On Sea. Benfleet Station is within walking distance giving direct access to London Fenchurch Street in under an hour and also in catchment for South Benfleet Primary School and The King John School.



#### Accommodation Comprises

The property is approached via part glazed entrance door leading to:

#### Entrance Hall 20'1 x 17'1

A great size and welcoming entrance hall with double glazed obscure windows to front aspect, tiled flooring, coved cornicing to ceiling with ceiling rose, dado rail, built-in cloaks cupboard, two radiators, doors to:

#### Ground Floor Cloakroom 7'9 x 6'5

Double glazed obscure window to front aspect, two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity unit beneath, half wood panelled to surrounding walls, coved cornice to ceiling with inset spotlighting, tiled flooring, cast iron effect radiator.

#### Study 11'8 x 7'9

Double glazed window to front aspect, carpeted, coved cornicing to ceiling, radiator.

#### Lounge 22'4 x 15'1

A beautiful south facing main reception room with double glazed windows to rear aspect, additional double glazed oriel windows to side and double glazed French doors to rear giving access to the rear garden, carpeted, coved cornicing to ceiling with ceiling rose, dado rail, feature fireplace with inset gas log fire, two cast iron effect radiators, steps up to:

#### Dining Room 19'3 x 12'2

Double glazed window to rear aspect, Karndean wood flooring, coved cornicing to smooth ceiling, dado rail, cast iron effect radiator, door to kitchen.

#### Open Plan Kitchen & Family Room 45'9 x 19'1 (reducing to 16'2)

An incredible open plan living space which backs south and overlooks the rear garden with wonderful views towards the estuary.

#### Kitchen 24'7 x 19'1

Double glazed window to side aspect and double glazed French doors to the opposing side giving access to the rear garden. The kitchen is fitted to include a





#### **Washroom 5'9 x 3'7**

Double glazed obscure window to side aspect, one piece suite comprising of wash hand basin set into vanity unit with mixer tap, smooth plastered ceiling, tiled flooring, heated towel rail, door to:

#### **WC 6'5 x 3'6**

Double glazed obscure window to side aspect, one piece suite comprising low level WC, tiled flooring, smooth ceiling, radiator.

#### **Boiler Room 7'2 x 5'9**

Double glazed obscure door to side aspect, wall mounted boiler supplying hot water for the swimming pool, door to:

#### **Storage Room 7'3 x 5'6**

Smooth plastered ceiling with inset spotlighting, fitted shelving.

#### **Utility Room 14'9 x 6'9**

Double glazed obscure window to side aspect with adjacent door, extensive range of all and base level units with granite work surfaces incorporating butler style sink with mixer tap, appliance space and plumbing for washing machine and tumble dryer, built in storage cupboard housing boiler (not tested), tiled flooring.

#### **Cellar 13'4 x 11'1**

Carpeted, strip lighting.

#### **First Floor Landing 19'1 (max) x 18'1**

A great size landing with two double glazed windows to front aspect, carpeted, coved cornicing, dado rail, built-in storage cupboards, two radiators, doors to:

#### **Master Bedroom 19'5 x 15'1**

Double glazed window to rear aspect with estuary views, further double glazed oriel windows to side, double glazed door to rear leading to terrace, carpeted, coved cornicing to ceiling with ceiling rose, extensive range of fitted floor to ceiling wardrobes with mirror fronted doors and matching drawers and dressing table, two cast iron effect radiators, door to:

#### **En-Suite 14'7 x 7'8**

A great size en suite with double glazed obscure window to front aspect, modern four piece suite comprising panelled jacuzzi bath with mixer tap and handheld shower attachment and jets, wash hand basin set into vanity unit with mixer tap, low level WC, bidet, range of fitted floor to ceiling wardrobes, tiled flooring, heated towel rail.

#### **Bedroom Two 11'1 x 10'9**

Double glazed window to rear with estuary views, carpeted, coved cornicing to ceiling, radiator, carpeted flooring, door to en-suite.

#### **Dressing Room Area 14'2 x 9'1**

Double glazed window to rear aspect with estuary views and further double glazed door to side leading to the south facing terrace, carpeted, coved cornicing to ceiling, radiator.



modern sink unit with QUOOKER tap, inset into a central island with Corian work surfaces and cupboards and drawers beneath along with an integrated SIEMENS dishwasher. Further range of GRANITE work surfaces with opposing walls with cupboards and drawers beneath, integrated oven, steam oven, microwave oven, warming drawer and coffee machine, range cooker with extractor hood above, integrated double fridge with freezer drawers beneath, integrated wine fridge, Karndean wood flooring with underfloor heating, bespoke fitted breakfast table with seating around, smooth plastered ceiling with inset spotlighting, door to utility room, open plan to:

#### **Family Room 23'1 x 16'1**

A fabulous area with a vaulted ceiling and feature roof lantern with electric blinds, continuation of Karndean wood flooring with underfloor heating, double glazed windows to side and rear aspects overlooking the rear garden, feature floor standing log burner, smooth plastered ceiling with inset spotlighting, doors to:

#### En-Suite Two 6'9 x 6'6

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, wall mounted wash hand basin with mixer tap, low level WC, coved cornice to ceiling, radiator.

#### Bedroom Three 16'3 x 11'5

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling, radiator.

#### Bedroom Four 14'8 x 10'6 (plus depth of wardrobe)

Double glazed window to rear aspect with estuary views, carpeted, coved cornice to ceiling, extensive range of built in wardrobes, radiator.

#### Balcony 20'6 x 3'9

With cast iron balustrade, artificial lawn and fabulous views over the towards the estuary.

#### Family Bathroom 16'3 x 9'2

A fantastic size family bathroom with double glazed obscure window to side aspect, modern five piece suite comprising of panelled bath with mixer tap and handheld shower attachment, fully tiled shower cubicle with rainfall shower head and handheld shower attachment, wash hand basin with mixer tap, low level WC, bidet, smooth ceiling with inset spotlighting, tiled flooring, heated towel rail.

#### Loft Room 31'6 x 23'1 (reducing to 15'5)

Double glazed windows to rear aspect with wonderful views of the estuary, carpeted, double glazed French doors to rear with a Juliet balcony, smooth plastered ceiling, radiator, doors to two eaves storage rooms.

#### Eaves Storage One 19'8 x 8'9 (minimum)

Boiler (not tested).

#### Eaves Storage Two 14'4 x 12'9 (minimum)

#### Front Garden

The property benefits from a sweeping in and out driveway providing off street parking for several vehicles, side gated access leading to rear garden, access to garage.

#### Double Garage 17'8 x 16'5

With electric up and over door, power and lighting connected, personal door into the house.

#### Rear Garden

The property benefits from a south backing rear garden which commences with an extensive paved patio to the immediate rear creating an ideal space for outside dining and entertaining with steps down to the swimming pool. Further access down to a lawn area with an array of flower, shrub and herbaceous borders.











I LOVE  
COOKING WITH  
*Wine*  
AND  
SOMETIMES  
I PUT SOME  
IN THE  
**FOOD**





















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## Price £1,650,000 Freehold

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