



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



58 Hill Road, Benfleet, Essex, SS7 1HL

£800,000 Freehold

PART EXCHANGE CONSIDERED READY TO MOVE INTO A NEW LUXURY FIVE BEDROOM DETACHED FAMILY HOME BUILT TO A HIGH SPECIFICATION. Situated in an elevated position enjoying far fetching views and located just minutes walk of woodlands, This property offers an open plan kitchen/family plus separate lounge. To the first floor five bedrooms, two En-suites and a spacious family bathroom. Externally, a landscaped rear garden laid to lawn and raised decking, block paved driveway providing off street parking to the front in addition to the integral garage. *** VIEWINGS AVAILABLE CONTACT US FOR MORE INFORMATION ****

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Entrance Hall



Composite entrance door opening to hall, tiled flooring, underfloor heating, covered smooth plastered ceiling, power points. Doors leading to:

Lounge 18'5 x 10'5 (5.61m x 3.18m)



Upvc double glazed windows to front aspect, covered smooth plastered ceiling, carpet, underfloor heating, TV and power points.

Open Plan Kitchen/Family Room 29'3 x 19'11 max (8.92m x 6.07m max)



Bi-folding doors opening to rear garden, covered smooth plastered

ceiling, tiled flooring, underfloor heating, shaker style fitted kitchen with central island and breakfast bar by Manor Design with integrated NEFF appliances including induction hob with extractor fan over, oven, combi-oven/microwave, fridge freezer and dishwasher, quartz worktops, TV and power points.



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Bedroom One En-Suite 10'5 x 8'6 max (3.18m x 2.59m max)

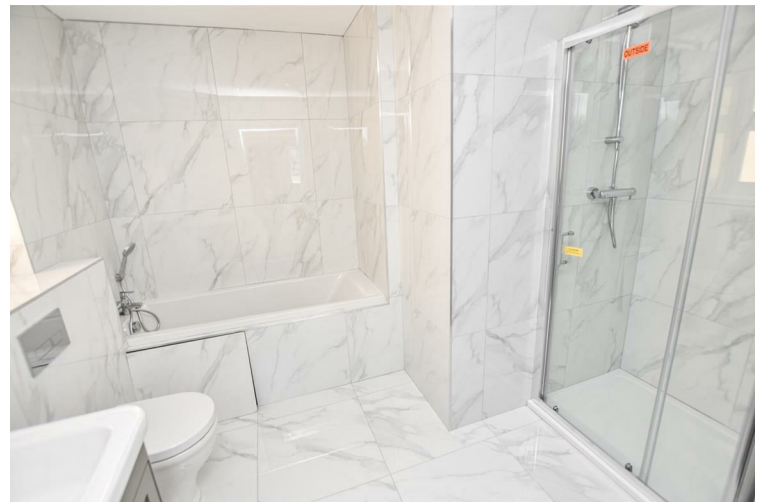


Ground Floor Cloakroom

Upvc double glazed obscure window to front aspect, coved smooth plastered ceiling, tiled flooring, underfloor heating, half tiled walls, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W/C.

Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, modern white suite comprising bath with tiled surround, large shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W.C, chrome heated towel rail.

Landing



Carpet, smooth plastered ceiling, radiator and power points. Storage cupboard. Doors leading to:

Bedroom Two 14'2 x 11'1 (4.32m x 3.38m)

Bedroom One 18'10 x 10'5 (5.74m x 3.18m)



Upvc double glazed windows to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

Upvc double glazed windows to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

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Bedroom Two En-Suite 9'6 x 4'7 (2.90m x 1.40m)



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, large shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed W.C, chrome heated towel rail.

Bedroom Three 14'10 x 11'1 (4.52m x 3.38m)

Upvc double glazed windows to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

Bedroom Four 13'11 x 9'6 (4.24m x 2.90m)



Upvc double glazed windows to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

Bedroom Five 9'8 x 8'8 (2.95m x 2.64m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

Family Bathroom 9'9 x 9'6 (2.97m x 2.90m)



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, modern white suite comprising bath with tiled surround, large shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W.C, chrome heated towel rail.

Garage 26'9 x 9'6 (8.15m x 2.90m)

Electric roll over door, lighting and power points. Personal door to entrance hall.

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Rear Garden



Landscaped rear garden commencing with block backed path leading to raised decked area with views across to Boyce Hill Golf Course, remainder laid to lawn. Side access, external lighting, power points and water tap.



Front Garden



Block paved driveway providing off street parking for two vehicles in addition to the garage, landscaped garden area with lawn and flower bed.

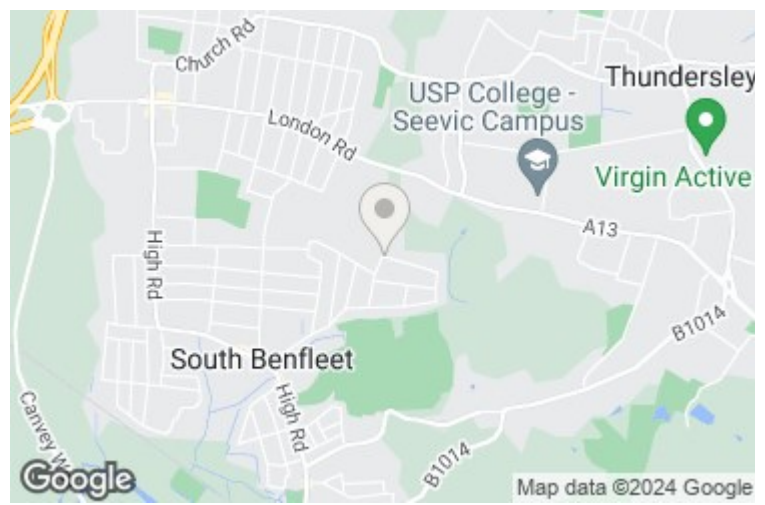
Estate Agency Act 1979, Section 21 - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates

Agents Note

Please note some of the above images have been edited for marketing purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



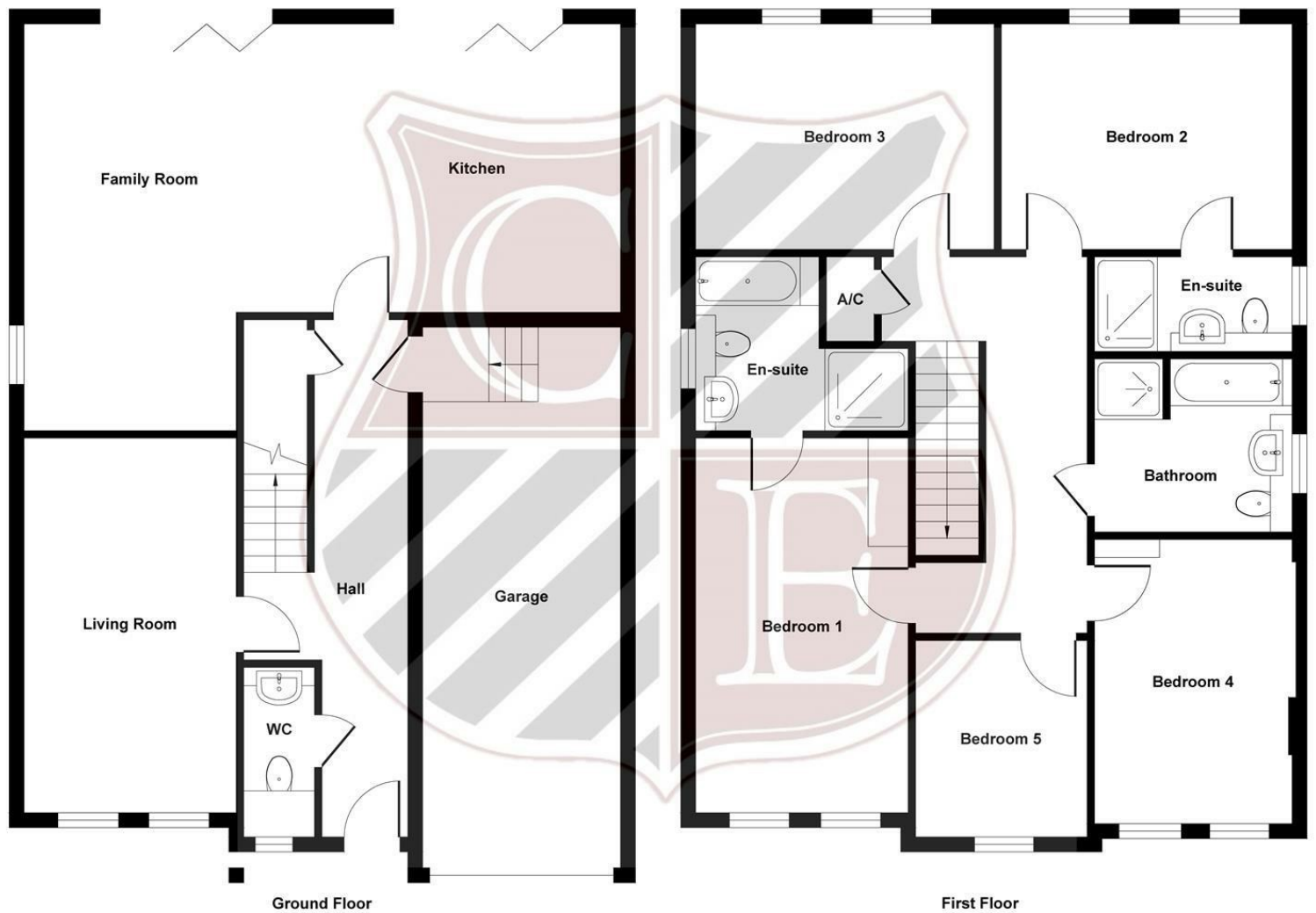


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