



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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7 St. Marys Road, Benfleet, SS7 1NR

£675,000 Freehold

A 1950'S BUILT FOUR DOUBLE BEDROOM CHARACTER HOUSE, Located in this highly sought after location within just a few minutes walk of the station and entrance to Benfleet downs.

Offering spacious well maintained accommodation with three separate reception rooms, luxury kitchen diner, and two modern bathrooms. Externally there is a secluded 60ft.approx rear garden.

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Entrance Hall 17'9 x 4'5 increasing in stairwell (5.41m x 1.35m increasing in stairwell)



Solid oak door with leaded light side panels leading to spacious hall, wood laminate flooring, stairs to first floor with under stairs cupboard, radiator, power point, coved and skimmed ceiling, picture rail.



Lounge 19'10 x 14'3 max (6.05m x 4.34m max)



A lovely room overlooking the garden, Leaded light window to rear and window and door to flank, feature open Victorian cast iron fireplace with tiled hearth, two radiators, wood laminate flooring, two wall light points, coved and skimmed ceiling.



Dining Room 13'3 x 11'3 (4.04m x 3.43m)



Leaded bay window to front, radiator, coved and skimmed ceiling, picture rail, wood laminate flooring, open tiled fireplace.

Study 8'9 x 8'5 (2.67m x 2.57m)



Window to front, radiator, picture rail, skimmed ceiling, wood laminate flooring.

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Modern shower room 7'9 x 5'10 (2.36m x 1.78m)



Modern white suite comprising of walk in shower with overhead shower unit, wash hand basin with mixer tap, tiled floor, fully tiled walls, chrome towel radiator, skimmed ceiling, extractor fan.

Separate WC

White suite comprising of close coupled wc with push button control, half tiled walls, tiled floor, extractor fan, skimmed ceiling, half tiled walls.

Luxury Kitchen/Diner 16'2 x 10'10 (4.93m x 3.30m)



Window and door to rear, range of modern white gloss base and wall cupboards, six deep drawers, quartz worktops with inset one and a half bowl sink unit, integrated appliances comprising of five ring gas hob, electric double oven, wine cooler, fridge/freezer, washing machine and slimline dishwasher, skimmed ceiling with inset lights, full height cupboard with wall mounted gas boiler, door to garage.



Landing



Loft access, airing cupboard with foam lagged cylinder, window at half landing.

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Bedroom One 11'7 x 10'2 (3.53m x 3.10m)



Window to front, radiator, range of sliding mirror fronted wardrobes to one wall, skimmed ceiling.

Bedroom Two 12'4 x 11'6 (3.76m x 3.51m)



Window to rear, eaves cupboard, radiator, skimmed ceiling.

Bedroom Three 12'1 x 10'5 (3.68m x 3.18m)



Window to rear, radiator.

Bedroom Four 12 x 7'7 (3.66m x 2.31m)

Window to front, radiator.

Luxury Modern Bathroom 9'1 x 9 (2.77m x 2.74m)



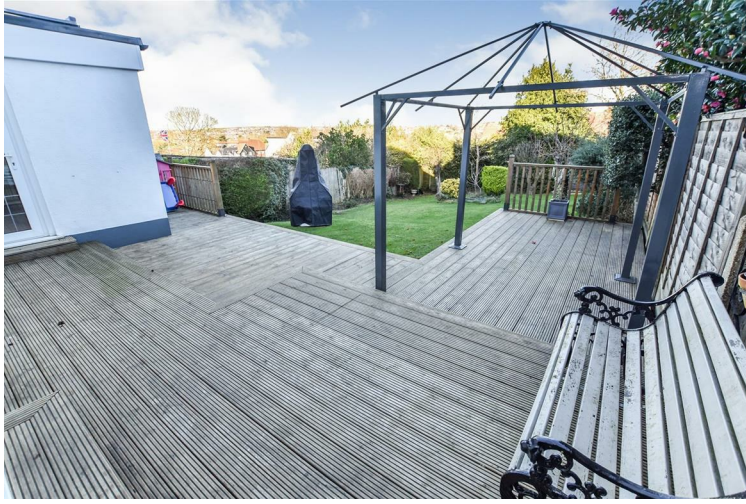
Window to flank, modern white suite comprising of panelled bath with handgrips and mixer tap shower attachment, pedestal wash hand basin with mixer tap, half tiled walls and fully tiled to bath area, radiator, tiled flooring.

Rear Garden 60ft approx (18.29mft approx)

A secluded garden commencing with large L shaped decked area, leading to well maintained lawn, fenced to boundaries, flower beds, side entrance with gate.



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Garage 8'5 x 18'2 (2.57m x 5.54m)

Up and over door, door to garden and kitchen, light and power.

Front Garden

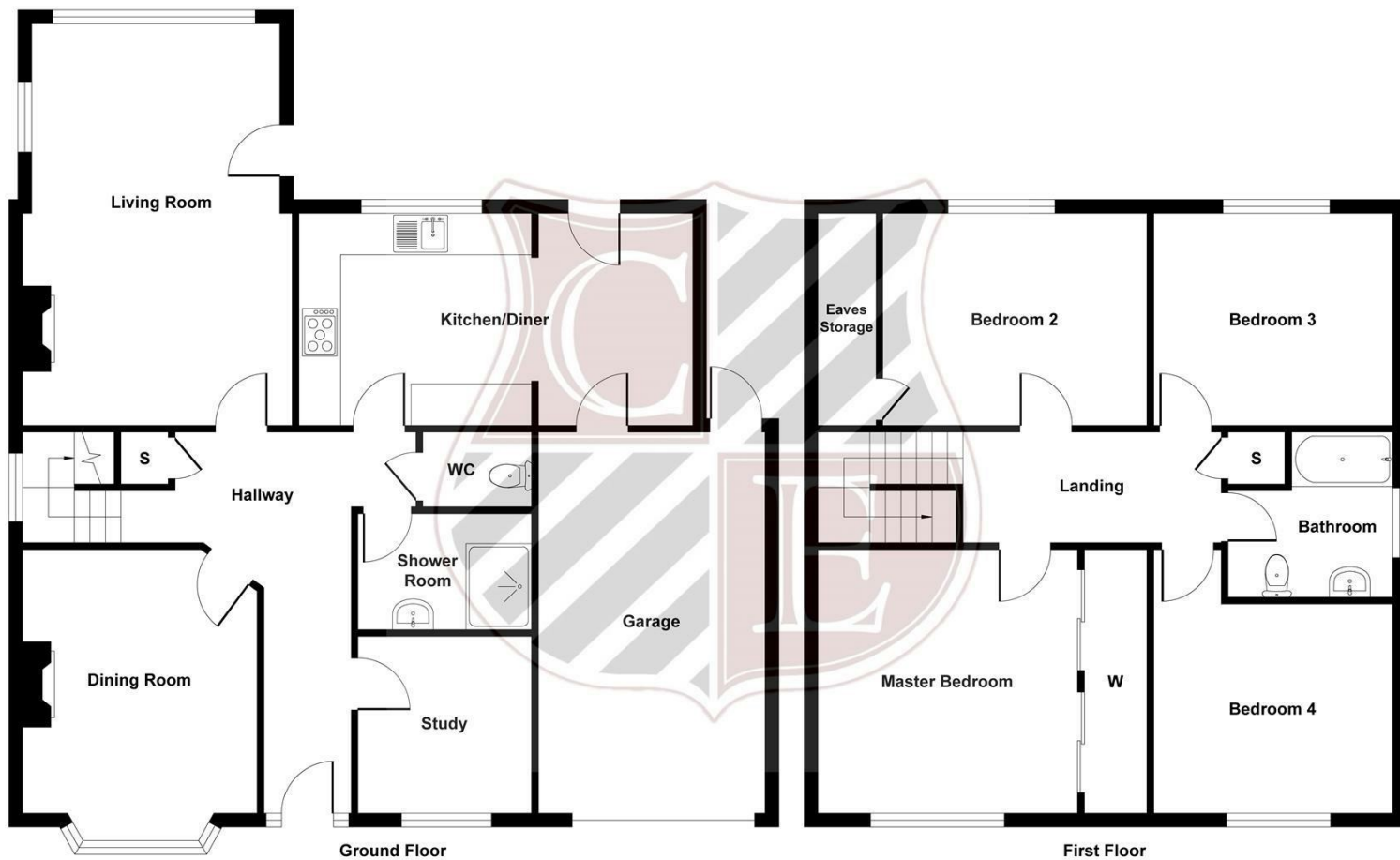
Block paved driveway, flower beds with established shrubs and plants, lawned area, brick boundary wall.

Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	





Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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