



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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40a Hope Road, Benfleet, SS7 5JQ

£599,995 Freehold

SITUATED ON A GOOD SIZE PLOT, DETACHED FAMILY HOME WITHIN WALKING DISTANCE OF THE STATION, PARK AND SHOPS. Lounge overlooking beautifully maintained gardens, separate dining room and kitchen/breakfast room. Cloakroom/W.C. to the ground and first floor, family bathroom/shower room. Garage and ample off-street parking.

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Entrance Lobby 27' x 3'2 (8.23m x 0.97m)

Composite part glazed entrance door, pale grey laminate flooring, skimmed ceiling with inset lighting, two roof lights and a borrowed light high window to side, large storage cupboard 7'7 x 3'2 with light and power and vent for tumble dryer. door to:-

Entrance Hall 11'8 x 8' (3.56m x 2.44m)



Stairs to first floor, high window to side, wall light point, radiator, carpet, coved and artexed ceiling.

Cloakroom/W.C

White suite with concealed cistern for W.C. wall mounted wash hand basin with tiled splash back, tiled floor. Inset lighting.

Lounge 18'10 red 9'7 x 16'9 (5.74m red 2.92m x 5.11m)



L-shaped room with Patio doors and window to rear, Brick fireplace with brick hearth, log burner. (vendors advised that there is a gas point if required) coved and skimmed finish ceiling.



Dining Room 18'2 x 9'2 (5.54m x 2.79m)



Bay style window to front and side, three wall light points, radiator, coved and artex ceiling.

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Kitchen/Breakfast Room 15'9 x 9'7 (4.80m x 2.92m)



Double aspect room with windows to front and side, fitted with a range of Maple style base, wall units and drawer pack, plus full height larder cupboard. Work surfaces with tiled splash back, breakfast bar. Inset stainless steel sink with drainer to either side. Plumbing and space for washing machine and dishwasher. Range cooker with gas hob. Space for Fridge/freezer in recess. Artexed ceiling with inset lighting. Fully glazed door to side leading to 2nd lobby.

Lobby 22'8 x 3'5 (6.91m x 1.04m)

Tiled floor, doors to front, garage and rear leading to garden.

Landing

Window to side, loft hatch, door with access to ladder style steps leading to loft, power point, airing cupboard housing hot water tank. Doors to:-

Bedroom One 13'9 x 9'4 (4.19m x 2.84m)



Window to front, 2 double floor to ceiling wardrobes with central dressing table and cupboard above, radiator, bedside lights to either side of the bed.

Bedroom Two 10'6 x 8 (3.20m x 2.44m)



Double aspect room with windows to side and rear, radiator.

Bedroom Three 8'8 x 8'6 (2.64m x 2.59m)



Window to rear, built in wardrobe, radiator,

Bedroom Four/study 8'1 x 7'6 (2.46m x 2.29m)



Window to side, built in wardrobe/cupboards, desk, radiator, artexed ceiling.

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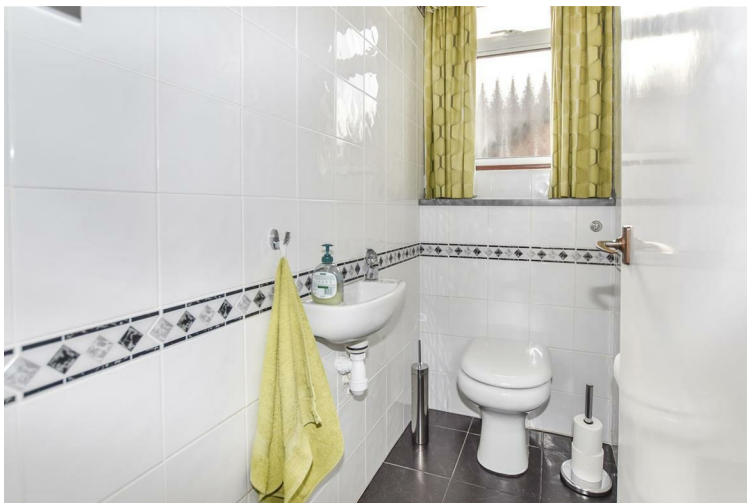
Bathroom/Shower Room 9'2 x 5'9 (2.79m x 1.75m)



Panelled cast iron bath with shower over, double shower cubicle, pedestal wash hand basin, W.C chrome heated towel rail/radiator, fully tiled walls, obscure window to side



Cloakroom/W.C



White suite with concealed cistern for close coupled W.C. Wall mounted wash hand basin with mixer tap, fully tiled walls and floor, radiator, obscure window to side.

Garden 38' inc 68' x 100' (11.58m inc 20.73m x 30.48m)



Beautifully maintained garden commencing with a patio to the full width of the property, meandering pathway with lawn to either side and established shrub and flower borders, further inset flower beds and trees. Second raised patio at rear, large brick and glass Greenhouse, large covered log store, garden shed,, concealed compost and storage area. 6' brick wall to rear garden boundaries.



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Workshop 24'5 x 12'5 (7.44m x 3.78m)

Brick construction, light and power, overhead storage, double doors to front and single door to side leading to log store.

Out building/Storage shed 11'5 x 10'7 (3.48m x 3.23m)

Brick and block built construction, light and power.

Garage 9'7 x 23'5 (2.92m x 7.14m)

Electric up and over door to front and manual up and over door to rear, Loft storage area where gas central heating boiler is located, light and power, personal door to lobby.

Council Tax

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		47	
(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	



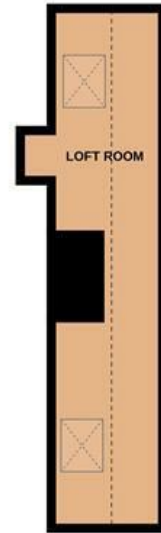
Ground Floor
1067 sq.ft. (99.3 sq.m.) approx.



1st Floor
520 sq.ft. (48.3 sq.m.) approx.



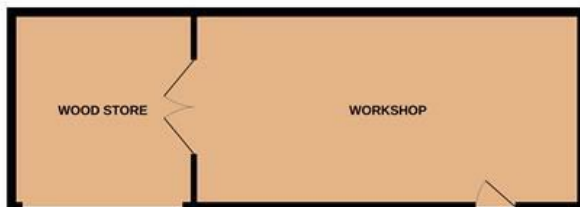
2nd Floor
220 sq.ft. (20.5 sq.m.) approx.



Outbuilding
127 sq.ft. (11.8 sq.m.) approx.



Workshop
439 sq.ft. (40.6 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.

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.

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