

# COUNTRYSIDE ESTATES



**8 Elmhurst Avenue, Benfleet, SS7 5RY**  
**£475,000 Freehold**

NO ONWARD CHAIN. Built in 2022 this stunning three bedroom semi-detached house, tastefully appointed throughout with luxury fully fitted kitchen/diner, beautiful lounge with media wall, master bedroom with dressing room and luxury ensuite shower room, plus externally having landscaped rear garden.

Located within just a short walk of primary and secondary schools, also minutes walk of high road with bus services to Benfleet station and shopping facilities at Tarpots.

VIEWING HIGHLY RECOMMENDED

# 8 Elmhurst Avenue, Benfleet, SS7 5RY

## Entrance Hall



## Luxury Kitchen/Diner 15'9" x 9'1" (4.80m x 2.77m)



Composite entrance door opening to hall, double glazed Georgian style window to side aspect, smooth plastered ceiling, karndean flooring, white turned spindle staircase, radiator. Doors leading to:

Double glazed Georgian style windows to front aspect, karndean flooring, smooth plastered ceiling, spotlights, waterfall quartz worktops, inset sink with chrome Pronteau hot tap fitted with a range of base and wall cupboards, Integrated CANDY appliances including electric induction hob with extractor fan, oven, combi grill/microwave, fridge freezer, dishwasher, radiator, TV and power points.

## Lounge 15'3" x 15'3" (4.65m x 4.65m)



Double glazed sliding patio doors to rear aspect, double glazed Georgian style window to side aspect, karndean flooring, smooth plastered ceiling, media wall, radiator, TV and power points.

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## Landing



Double glazed Georgian style window to side aspect, carpet, radiator, power points, airing cupboard with boiler and pressurized system. Doors leading to:

## Bedroom One 15'11" x 9'1"



Doubled glazed Georgian style windows to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

## Ground Floor Cloakroom 6'1" x 4'6" (1.85m x 1.37m)



Karndean flooring, smooth plastered ceiling, half tiled walls, concealed system W.C with wall mounted push button control, vanity unit with inset wash hand basin and chrome mixer tap, extractor fan, radiator.

## Utility Room 4'10" x 4'2" (1.47m x 1.27m)

Karndean flooring, smooth plastered ceiling, fuse box, washer and dryer, power points.



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### Luxury En-Suite 7'10" x 5'9" (2.39m x 1.75m)



Obscure double glazed Georgian style window to front aspect, tiled flooring and walls, smooth plaster ceiling, spotlights, concealed system W.C with wall mounted push button control, extractor fan, chrome heated towel rail, vanity unit with inset wash hand basin and chrome mixer tap, large shower cubicle with glass shower screen, waterfall and handheld shower heads.

### Walk-In Dressing Room 7'0" x 5'3" (2.13m x 1.60m)



Carpet, smooth plastered ceiling, spotlights, fitted shelving, hanging and draw, power points.

### Bedroom Two 14'7" x 8'0" (4.45m x 2.44m)



Double glazed Georgian style window to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.



### Bedroom Three 15'3" x 6'9" (4.65m x 2.06m)



Double glazed Georgian style window to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

### Luxury Bathroom 8'1" x 5'7" (2.46m x 1.70m)



Obscure double glazed Georgian style window to side aspect, tiled flooring and walls, smooth plastered ceiling, spotlights, close coupled dual flush W.C, extractor fan. wall mounted vanity unit with inset wash hand basin and chrome mixer tap, bath with tiled bath panel and chrome mixer tap, shower over bath with glass shower screen.

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## Garden



Landscaped rear garden commencing with block paved patio area and the remainder laid to lawn. Power points, external lighting, water tap, shed, side access and fenced to boundaries.



## Front Garden



Block paved driveway providing off street parking for three vehicles, landscaped garden area with lawn and flower bed.

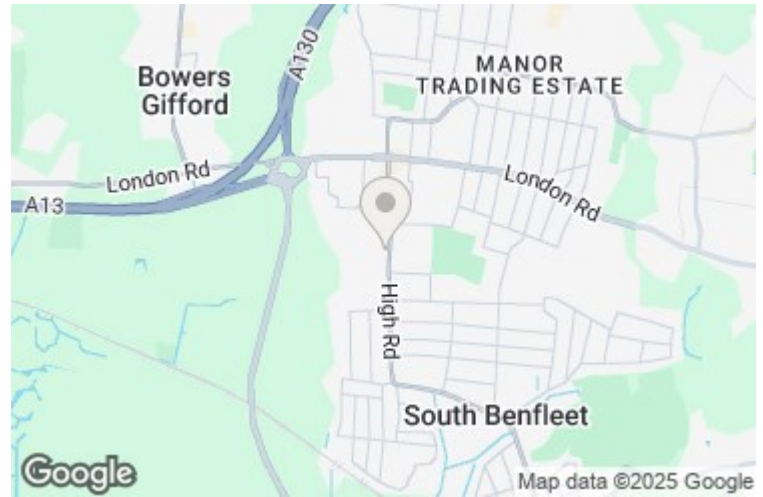
**Built 2022 with existing NHBC Building Warranty**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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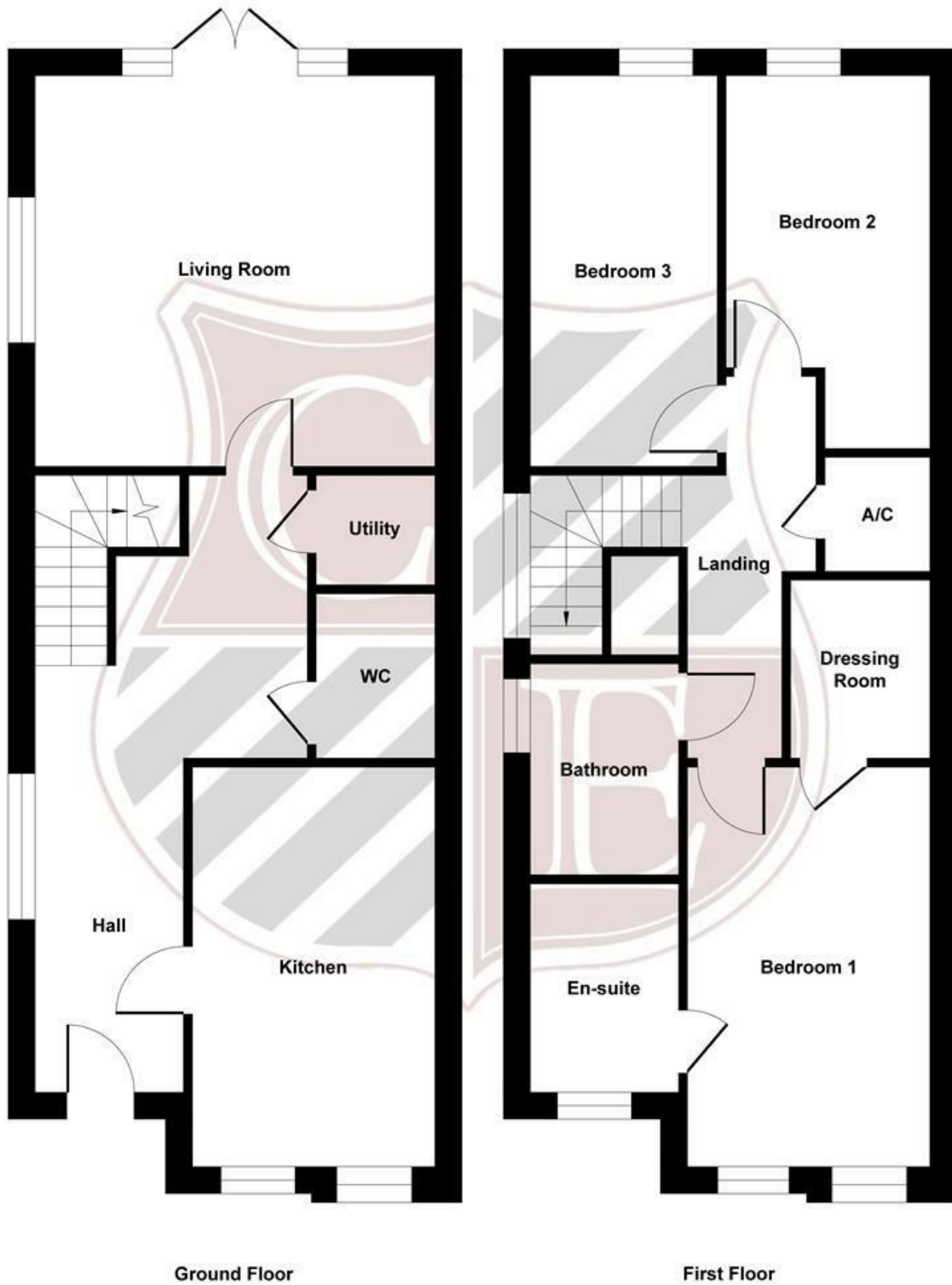


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143