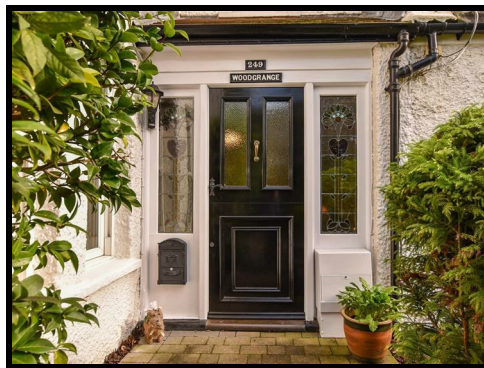


COUNTRYSIDE

ESTATES



Woodgrange 249 Vicarage Hill, Benfleet, SS7 1PQ

£775,000 Freehold

A TRULY UNIQUE CHARACTER 4/5 BEDROOM SEMI-DETACHED FAMILY HOME POSITIONED IN THE MOST TRANQUIL AND IDYLIC SETTING JUST OFF VICARAGE HILL. Boasting spacious living accommodation including an open plan family room with bi-folding doors leading out to rear garden, formal lounge with feature limestone fireplace and inset wood burning stove plus a further reception room/bedroom next to the ground floor shower room. To the first floor four double bedrooms, with potential to create a walk-in dressing room/en-suite to the principle bedroom.

Externally, a beautifully established landscaped garden with patio and lawned areas plus far reaching views. Block paved driveway providing ample of street parking for several vehicles in addition to the detached garage.

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Accommodation

Lounge 14'11" x 15'3" (4.57m x 4.67m)



Solid wood part glazed barn style entrance door. Opening through to:

Entrance hall 21'5" x 11'1" max (6.55m x 3.40m max)



Two stained glass windows to front aspect, carpet, smooth plastered ceiling, radiator and power points. Turn spindle staircase to first floor with under stairs storage cupboard. Doors leading to:



Upvc double glazed sash windows to both front and side aspect, solid wood flooring, coved smooth plastered ceiling, CHESNEYS feature fireplace in Italian Bianco Avorio limestone and inset STOVAX multi fuel burning stove, two radiators, TV and power points.



Open Plan Family Room 25'11" x 14'9" > 13'3" (7.92m x 4.50m > 4.04m)



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Dining Area 13'3" x 12'7" (4.04m x 3.84m)



Upvc double glazed French doors with glazed side panels leading out to rear garden, solid wood flooring, coved smooth plastered ceiling, radiator and power points. Open to:

Sitting Area 14'10 x 12'4 (4.52m x 3.76m)



Upvc double glazed bi-folding doors leading out to rear garden, solid wood flooring, coved smooth plastered ceiling with inset spotlights, radiator, TV and power points.

Kitchen 12'7" x 8'3" (3.84m x 2.54m)



Upvc double glazed sash window to rear aspect, solid wood flooring, coved smooth plastered ceiling, shaker style kitchen

with contrasting solid walnut worktops, integrated appliances comprising, BOSCH induction hob with extractor fan over and glass splash back, BOSCH double oven/grill, BOSCH dishwasher, fridge/freezer and wine chiller. Inset butler ceramic sink with chrome dual lever tap, radiator and power points. Open to:



Additional Kitchen Area /Lean To 9'3 x 4'3 (2.82m x 1.30m)



Upvc double glazed windows to both rear and side aspect, glazed rear door, smooth plastered vaulted ceiling, solid wood flooring, shaker style fitted units and solid walnut worktops matching to kitchen and power points.

Inner Hall

Carpet, coved smooth plastered ceiling with inset spotlights. Doors leading to:

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Reception Room/Bedroom Five 11'10" x 11'2" (3.61m x 3.40m)



Upvc double glazed sash windows with fitted shutters to front aspect, carpet, coved smooth plastered ceiling, radiator and power points.

Ground Floor Shower Room 7'10" x 5'1" (2.41m x 1.57m)

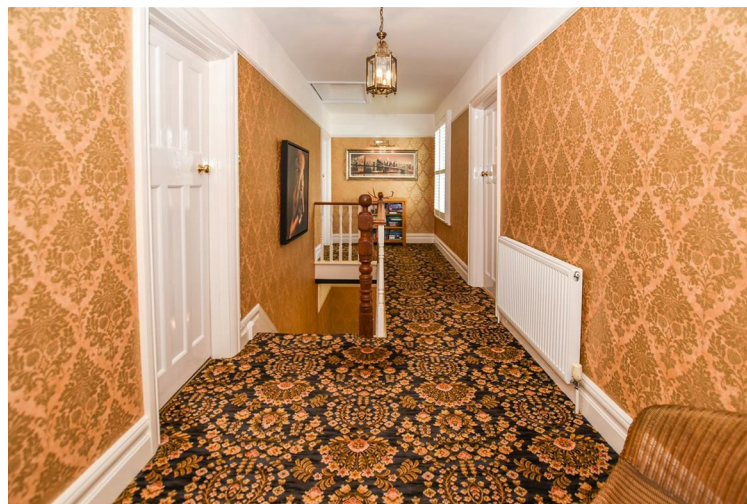


Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, shower cubicle with glass doors and electric shower, pedestal wash hand basin with chrome mixer tap, close coupled W.C and radiator. Open door way to:

Utility Room 7'10" x 4'11" (2.39m x 1.50m)

Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, fitted wall and base units with contrasting worktop, inset sink and drainer with chrome mixer tap, space for washing machine and tumble dryer and power points.

Landing 11'11 x 6'9 (3.63m x 2.06m)



Upvc double glazed sash window with fitted shutters to front aspect, carpet, coved smooth plastered ceiling, radiator and power points. Access to loft via ceiling hatch.

Bedroom One 15'4 x 15'1 (4.67m x 4.60m)



Upvc double glazed sash windows with fitted shutters to both front and side aspects, carpet, coved smooth plastered ceiling, two radiators and power points.



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Bedroom Two 12'0 x 11'11 (3.66m x 3.63m)



Upvc double glazed door opening to a Juliet balcony overlooking rear garden, fitted shutter, carpet, coved smooth plastered ceiling, wall mounted decorative radiator, feature fireplace, cupboard housing combination boiler (currently on an annual service plan) and power points.

Bedroom Four 11'11 x 6'9 (3.63m x 2.06m)



Upvc double glazed sash window to rear aspect, carpet, coved smooth plastered ceiling, radiator and power points.

Family Bathroom 10'0 x 8'3 (3.05m x 2.51m)



Bedroom Three 11'10 x 9'8 (3.61m x 2.95m)



Upvc double glazed sash window to rear aspect, carpet, coved smooth plastered ceiling, radiator and power points.



Two upvc double glazed obscure windows to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, modern white suite comprising paneled bath with chrome mixer tap and hand held shower head, spacious shower cubicle with glass sliding door, wall mounted vanity unit with inset wash hand basin and chrome mixer tap wall mounted mirror over and decorative wall mounted radiator.



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Storage Space 16'9 x 10'1 (5.11m x 3.07m)

Currently used as loft style storage. Located next to bedroom one with potential to create a walk-in wardrobe and en-suite subject to the relevant approvals.

Rear Garden 86' x 63' (26.21m x 19.20m)



Established landscaped garden commencing with spacious patio area, walled seating area with central stone sphere water feature. Remainder mostly laid to lawn with flower beds throughout, fenced boundaries, side access, external lighting, water tap and power points.



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Front Garden



Spacious block paved driveway providing ample off street parking for several vehicles in addition to the detached garage, lawned area to front boundary and pathway leading to front entrance door. Side access via gate to rear garden.

Council Tax
BAND F - Castle Point Borough Council

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	67		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Detached Garage 19'3 x 15'10 (5.87m x 4.83m)



Electric roller shutter garage door, lighting and power points. Personal door to side.



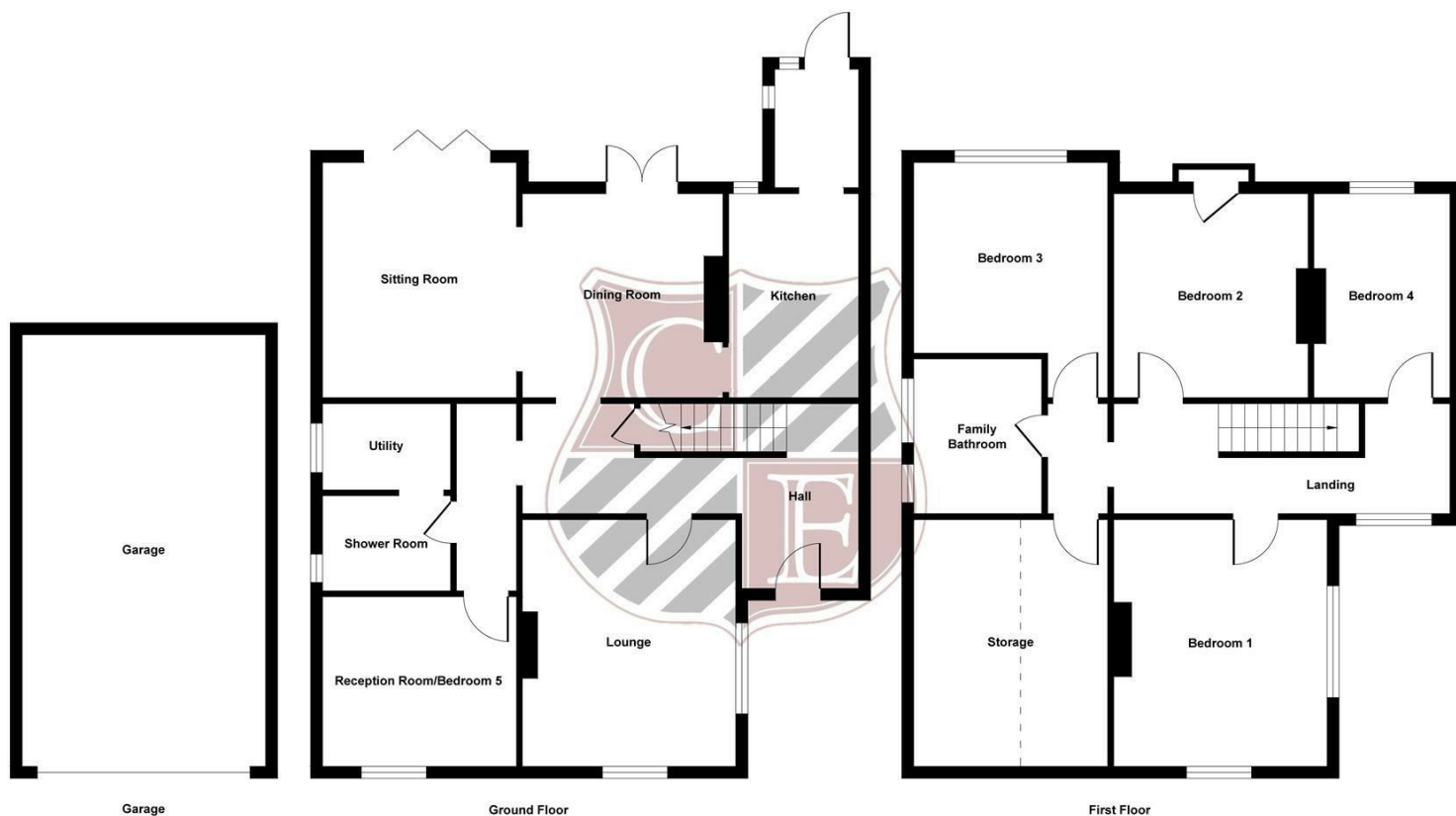


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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