

# COUNTRYSIDE

## ESTATES



**Plot 4, 1 Warby Close, Benfleet, Essex, SS7 5FN**

**£600,000 Freehold**

**SOLD OFF PLAN WITHOUT GOING TO MARKET. TWO MORE AVAILABLE READY TO MOVE INTO. LOCATED IN QUIET AND PRIVATE LOCATION. CONTACT US TODAY TO ARRANGE A VIEWING.**

**CALL US ON 01268 755555**

Plot 4, 1 Warby Close, Benfleet, Essex, SS7 5FN

Accommodation

Composite part glazed entrance door, opening through to:

Entrance Hall

Tiled flooring, underfloor heating, smooth plastered ceiling, power points. Doors leading to:

Open Plan Kitchen / Family Room 34'0" x 12'2" (10.36m x 3.71m )

Bi-fold doors opening to rear garden, window to side aspect, skylights, smooth plastered vaulted ceiling, tiled flooring, underfloor heating, shaker style fitted kitchen by Manor Design with integrated NEFF appliances including induction hob with extractor fan over, oven, combi-oven/microwave, fridge freezer and dishwasher, quartz worktop, spotlight lighting, thermostat, TV and power points.

Utility 8'8" x 5'9" (2.64m x 1.75m )

Upvc double glazed door to side aspect, smooth plastered ceiling, tiled flooring, underfloor heating, fitted wall and base units, stainless steel sink with chrome mixer tap, space for washing machine and tumble dryer, power points.

Bedroom One 18'8" x 8'10"

Upvc door and window to rear aspect, carpet, smooth plastered ceiling, underfloor heating, thermostat, TV and power points.

En Suite Shower Room 7'11" x 4'10"

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

Bedroom Two 15'8" x 8'9" (4.78m x 2.67m )

Upvc Georgian style window to front aspect, carpet, smooth plastered ceiling, underfloor heating, thermostat, TV and power points.

Bedroom Three 12'0" x 8'10" (3.66m x 2.69m )

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

Bathroom 8'11" x 5'8"

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

Rear Garden 37' reducing to 27' x 32' (11.28m reducing to 8.23m x 9.75m )

Landscaped west facing garden with a large patio area and fenced boundaries. Side access, external lighting, power supply and water tap.

Front Garden

Block paved driveway with ample off street parking for two vehicles.

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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



205 High Road, Benfleet, SS7 5HY | 01268 755555 | [sales@countrysideestates.co.uk](mailto:sales@countrysideestates.co.uk) | [www.countrysideestates.co.uk](http://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