



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- CHARACTER PROPERTY
- LARGE REAR GARDEN

23 Arcadian Gardens, Benfleet, Essex , SS7 2RR

£500,000

This character family home being sold with NO ONWARD CHAIN stands on a large plot and offers FOUR BEDROOM family accommodation. Large Lounge and Dining Room along with a good size Kitchen and useful cloakroom.



Property Description

ENTRANCE PORCH

Double glazed entrance door leads to the entrance porch. Double glazed window. Entrance door with etched glass leads to the:-

ENTRANCE HALL

This good size entrance hall has a spindled staircase leading to the first floor with an understairs cupboard. Dado and picture rail. Double radiator.

CLOAKROOM

With a low level wc. Shelving. Double glazed obscure window to the rear. Fully tiled to visible walls. Inset ceiling spotlights.

LOUNGE

With a double glazed lead light window to the front. Double radiator. Feature fireplace with a wood burning stove. Built in dresser unit with shelving to the recess. Coving. Picture rail.

DINING ROOM

This good size room has a lead light double glazed window to the front aspect with double glazed french doors and adjacent windows leading to the rear garden. Two double radiators. Coving. Dado rail. Feature fireplace. Two wall light points.

KITCHEN

Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Double oven and grill. Four ring gas hob with an extractor cooker hood over. Larder cupboard. Pantry cupboard. 12 light door leads to the rear garden. Recess for fridge freezer. Built in shelving. Double radiator. Double glazed window to the rear. Door leads to the cloakroom.





LANDING

Lead light double glazed stained glass window to the front. Porthole stained glass window to the front. Cupboard housing a gas fired Baxi central heating boiler.

BEDROOM ONE

Lead light double glazed window to the front. Radiator. Picture rail. Wardrobe cupboard.

BEDROOM TWO

Double glazed window to the rear. Radiator. Dado and picture rail. Feature fireplace. Built in wardrobe cupboard.

BEDROOM THREE

Double glazed window to the rear. Radiator. Built in storage cupboard and shelving. Picture rail.

BEDROOM FOUR

Lead light double glazed window to the front. Radiator. Built in wardrobe cupboard.

BATHROOM

With a white 3 piece suite comprising a low level wc pedestal hand wash basin and panelled bath with an independent shower and screen. Two obscure double glazed windows to the rear. Double radiator. Fully tiled to all visible walls.

GARAGE

Approached via shared driveway with an up and over door.

REAR GARDEN

Good size garden paid to lawn with a patio and pathways. Garden shed. Compost area. Dwarf wall. Side access to the



driveway. External light and water supply.

GENERAL
 Tenure Freehold
 Castle Point Borough Council
 Council Tax Band D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
 SS7 1QT

stestates.co.uk
 01702 558110
 info@stestates.co.uk

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