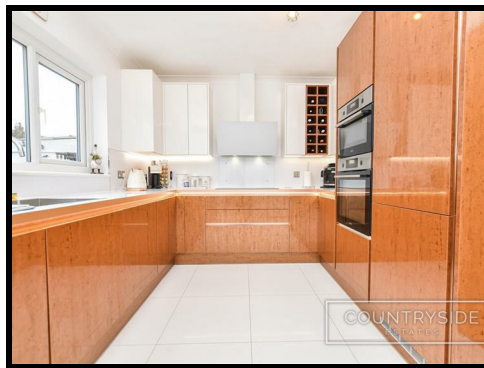


COUNTRYSIDE

ESTATES



16 Fairview Crescent, Benfleet, SS7 4JP

Guide Price £450,000 Freehold

Guide Price £450,000 - £475,000. THIS WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOME offers spacious and modern living accommodation throughout. The ground floor features a generous lounge/diner, a contemporary Wren kitchen fitted in 2023, shower room, and a conservatory. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite. Externally, the property benefits from a private garden, garage and driveway with ample off street parking.

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Porch

Window and door to front aspect and window to side aspect, tiled flooring. Door leading to:

Entrance Hall

Upvc entrance door with obscure glass panel, carpet, smooth plastered ceiling, radiator.

Lounge / Diner 24'10" x 16'1" max (7.57m x 4.90m max)



Upvc window to front aspect, upvc sliding doors to rear aspect, carpet, smooth plastered coved ceiling, under the stairs storage, radiators, TV and power points.



Kitchen 14'2" x 9'6" (4.32m x 2.90m)



Obscure upvc door to side aspect, upvc windows to rear aspect, tiled flooring, smooth plastered coved ceiling, laminate worktop, under worktop lighting, stainless steel sink with chrome mixer tap, base and eye level units with integrated appliances comprising of double oven / grill, fridge, freezer, dishwasher, induction hob with extractor fan over. Space for washing machine. Radiator and power points.



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Shower Room 9'7" x 6'10" (2.92m x 2.08m)



Obscure upvc window to side aspect, tiled flooring, smooth plastered ceiling, spotlights, vanity unit with twin inset hand wash basins with chrome mixer taps, large shower cubicle with glass screen, waterfall and handheld shower head features. concealed cistern dual flush W/C, chrome heated towel rail.

Landing



Carpet, smooth plastered coved ceiling, access to loft which is boarded and insulated.

Snug / Play Room 10'2" x 7'11" (3.10m x 2.41m)



Upvc door and window to rear aspect, tiled flooring, radiator and power points.

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Bedroom 1 19'10" x 8'11" reducing to 5'11" (6.05m x 2.72m reducing to 1.80m)



Upvc window to rear aspect, carpet, smooth plastered coved ceiling, spotlights, integrated wardrobes, radiator and power points.



En-Suite 8'8" x 3'9" (2.64m x 1.14m)



Obscure upvc window to side aspect, tiled flooring, smooth plastered ceiling, vanity unit with inset wash hand basin and chrome mixer tap, shower cubicle with glass screen and handheld shower feature, concealed cistern dual flush W/C, chrome heated towel rail.

Bedroom 2 13'5" x 10'0" (4.09m x 3.05m)



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

Bedroom 3 11'0" x 9'11" (3.35m x 3.02m)



Upvc window to front aspect, carpet, smooth plastered coved ceiling, radiator and power points.

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Bedroom 4 10'8" x 7'11" (3.25m x 2.41m)



Upvc window to front and side aspect, carpet, smooth plastered covered ceiling, 2022 combi boiler, radiator and power points.

Garden



35' x 24' APPROX. Patio area leading to raised tiled sitting area at rear of garden, flower beds on boundary, remainder laid to lawn, power, lighting and water tap.



Garage 15'10" x 7'5" (4.83m x 2.26m)

Power and lighting.

Driveway



Crazy paved driveway with flowerbed with ample off street parking.

Council Tax
Band C

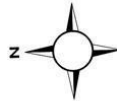
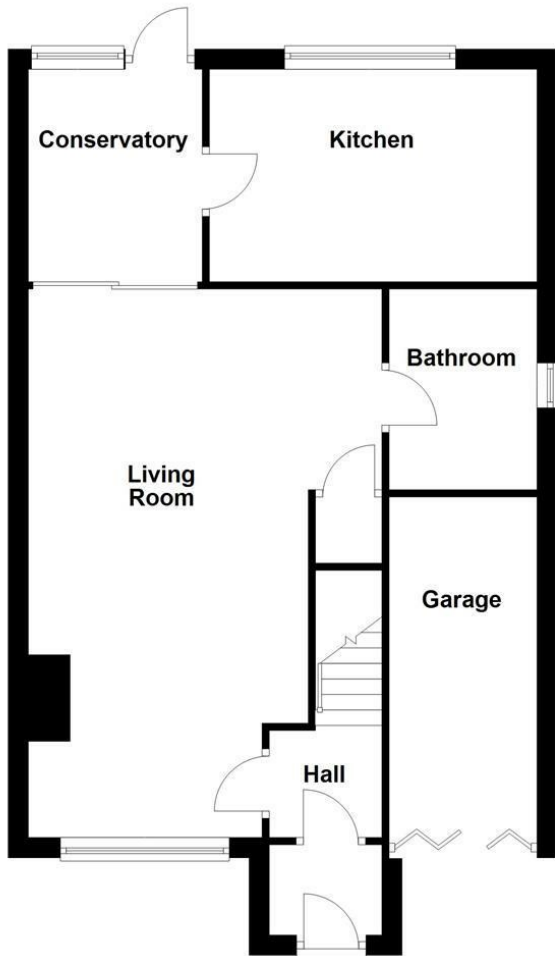
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

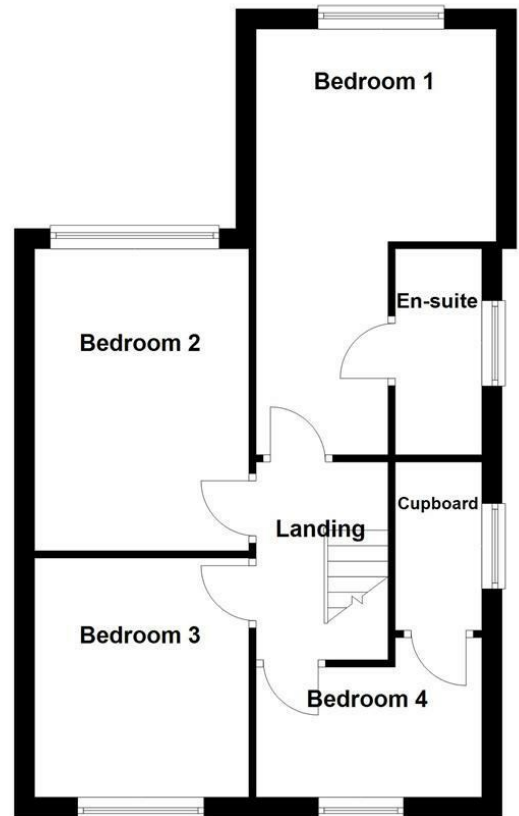
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 132.7 sq. metres (1428.2 sq. feet)

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