



- BACKING SCHOOL PLAYING FIELDS
- THREE BEDROOMS
- ORANGERY EXTENSION TO THE REAR
- WELL FITTED KITCHEN

## 83 The Rundels, Benfleet, Essex, SS7 3QN

£390,000

Step inside this immaculate family home with a west backing rear garden overlooking school playing fields. Extended to the rear to provide an Orangery with direct access to the rear garden this house really has to be viewed to be fully appreciated.





## Property Description

### ENTRANCE LOBBY

Double glazed entrance door with a stained glass inset leads to the inviting entrance lobby. Double glazed side screens and two double glazed obscure georgian style window to either side. Wood effect flooring. Twin 6 light doors lead to the spacious entrance hall.

### ENTRANCE HALL

Stairs lead to the first floor with a cupboard under. Double radiator. Wood effect flooring. Coving.

### LOUNGE/DINER

This superb room is a good size and has a double glazed georgian style window to the front aspect. A feature inset gas fired remotely operated coal and log effect fire. Coving. Double and single radiators. Double glazed georgian style french doors lead to the Orangery.

### ORANGERY

This superb room off the lounge has double glazed georgian style french doors leading to the rear garden. Georgian style windows. Tiled floor with underfloor heating. Wall light point.



### KITCHEN

Well fitted with a range of limed oak units at eye and base level with ample work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Four ring gas hob with an extractor cooker hood over. Built under double oven. Integrated fridge and freezer. Space and plumbing for a washing machine and dishwasher. Concealed Worcester Bosch gas fired central heating boiler. Double glazed georgian style window to the side. Part glazed double door leads to the rear garden. Underfloor heating to the tiled floor. Fully tiled to all visible walls.





#### LANDING

Double glazed georgian style window to the side. Coving. Access to the mainly board loft via a loft ladder.

#### BEDROOM ONE

This good size master bedroom has a double glazed georgian style window to the front. Radiator. Wood effect flooring. Coving. Built in wardrobe cupboard.

#### BEDROOM TWO

Double glazed georgian style window to the rear. Sliding door mirrored wardrobes. Coving. Radiator.

#### BEDROOM THREE

Double glazed georgian style window to the front. Radiator. Wood effect flooring. Coving. Built in bulkhead storage cupboard.

#### BATHROOM

With a 3 piece white suite comprising a low level wc pedestal hand wash basin and panelled bath with a mixer tap and shower attachment. Electric shower over the bath. High level double glazed georgian style window to the rear. Fully tiled to all visible walls and floor.

#### OFF STREET PARKING

For several vehicles to the front and side. Double wooden gates leads to the rear garden.

#### REAR GARDEN

This west facing rear garden backs onto school playing fields. Easily maintained being paved with screen fencing to the



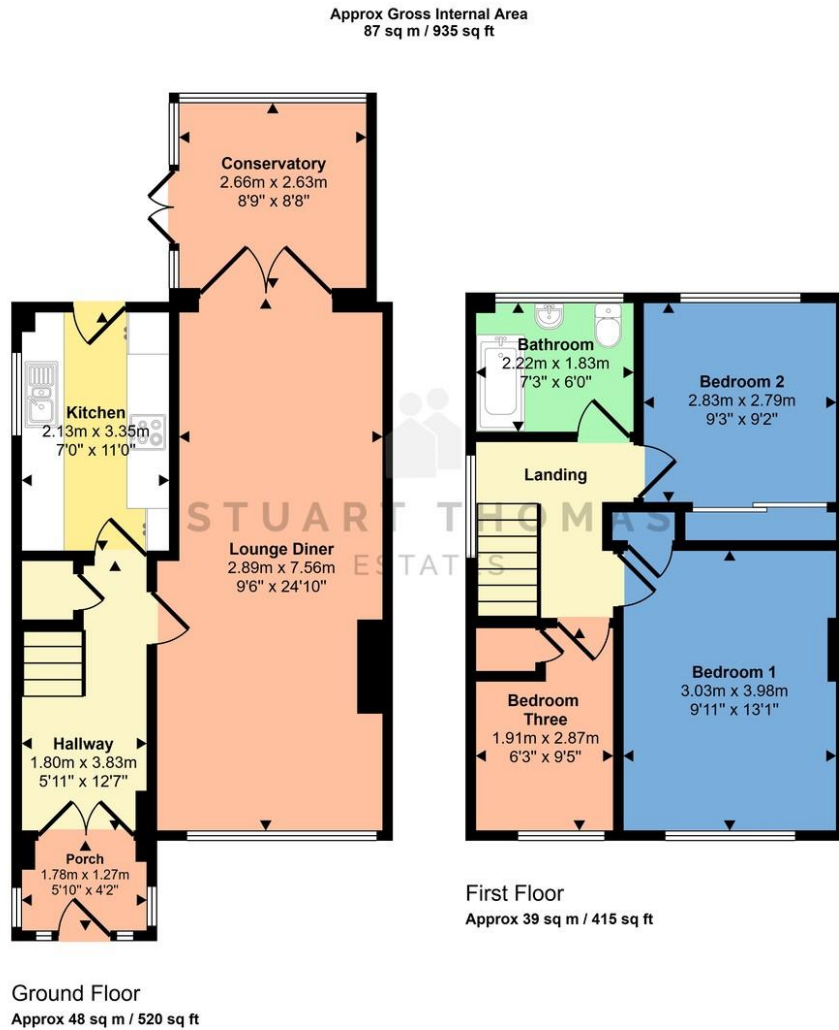
boundaries. Summer house which could be used as a study, gym or playroom. Water supply & external power point.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C



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.

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