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## Grandview Road, Benfleet Guide price £600,000

**\*\*GUIDE PRICE 600,000 - 625,000\*\***

Perfectly positioned within walking distance of the popular shops and amenities of Thundersley Village, and with Thundersley Common close by for outdoor enjoyment. The property also falls within catchment for the highly regarded Kingston Primary School.

A beautifully presented and exceptionally versatile five double bedroom family home, offering generous proportions throughout and ideal for modern living.

Internally, the property boasts an impressive 27' x 13'8" lounge, providing a bright and comfortable space. The stunning 26ft kitchen/breakfast room is the true heart of the home, fitted with integrated appliances and ample workspace and five double bedrooms.

Externally, the property continues to impress. The rear garden extends to approximately 135', providing a fantastic outdoor space with a timber cabin positioned at the rear — ideal for use as a home office, studio, or additional leisure space. There is also convenient side access. To the front, a recently installed block-paved driveway provides off-road parking and enhances the property's kerb appeal.

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## **ENTRANCE HALL**

## **LOUNGE/DINER**

27' x 13'7 reducing to 9'5 ( 8.23m x 4.14m reducing to 2.87m )

## **KITCHEN**

26'9 x 11'2 (8.15m x 3.40m)

## **GROUND FLOOR BATHROOM**

## **GROUND FLOOR BEDROOM FOUR**

11'2 x 11' plus bay (3.40m x 3.35m plus bay)

## **GROUND FLOOR BEDROOM FIVE**

11'2 x 11' (3.40m x 3.35m)

## **FIRST FLOOR LANDING**

## **MASTER BEDROOM**

11'3 x 10 (3.43m x 3.05m)

## **DRESSING ROOM**

7' x 4'8 (2.13m x 1.42m)

## **BEDROOM TWO**

9'8 x 9' (2.95m x 2.74m)

## **BEDROOM THREE**

9'4 x 8' (2.84m x 2.44m )

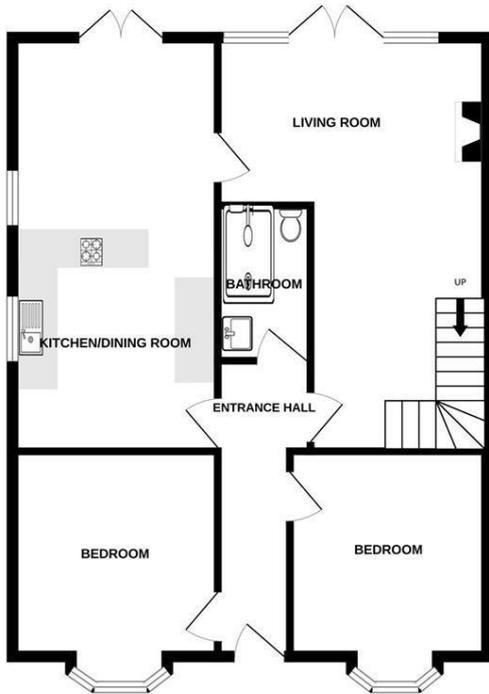
## **MAIN BATHROOM**

## **GARDEN**

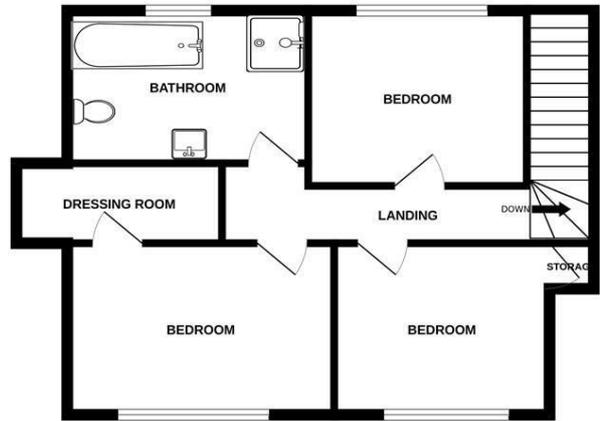
135' (41.15m)

## **DRIVEWAY**

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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