



- THREE/FOUR BEDROOMS
- OUTSIDE/GYM/PLAYROOM/OFFICE
- L SHAPED LOUNGE DINER
- GROUND FLOOR MAIN BEDROOM

117 Kimberley Road, Benfleet, SS7 5NH

Offers In Region Of £450,000

Well located is this DETACHED THREE/FOUR bedroom family home offering versatile accommodation and offered for sale with NO ONWARD CHAIN. There is a USEFUL OFFICE/GYM/PLAYROOM in the rear garden which is easily maintained.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed insets leads to the spacious entrance hall. Stairs leads to the first floor. Storage cupboard. Radiator with a cover. Wood effect flooring.

SHOWER ROOM

With a 3 piece suite comprising a low level wc with a concealed cistern vanity hand wash basin with cupboards under and a walk in shower with screen. Electric shower. Double radiator. Double glazed obscure window to the side.

LOUNGE/DINER

This bright and airy room has various double glazed windows to 3 aspects and feature triple double glazed windows to the front. Two radiators. Coving, wood effect flooring.

GROUND FLOOR MAIN BEDROOM

Double glazed window to the rear. High level obscure double glazed window to the side. Radiator. Coving.

STUDY/ PLAYROOM

This useful room has a window to the side. Understairs storage cupboard. Heated towel rail. Door leads to the covered side area.

KITCHEN/DINER

Well fitted with a range of gloss black units at eye and base level with ample work surfaces over. Ceramic hob with an extractor cooker hood over and a built under oven. Circular bowl sink unit with a mixer tap over. Space and plumbing for a dishwasher. Double glazed window to the side. Electric kick heater to the plinth. Large built in storage/pantry cupboard. Double glazed sliding patio doors lead to the rear garden. Wood effect flooring.





UTILITY AREA

To the side of the property with doors to the front and rear. Wall mounted gas fired combi central heating boiler. Space and plumbing for a washing machine.

LANDING

Access to the loft. Double glazed window to the rear.

BEDROOM TWO

Double glazed window to the front. Recess with shelving. Radiator. Wood effect flooring.

BEDROOM THREE

Double glazed window to the front. Double radiator, wood effect flooring.

BEDROOM FOUR

double glazed window to the rear. Radiator. Wood effect flooring.

BATHROOM

With a white 3 piece suite comprising a low level wc vanity hand wash basin with cupboards under and a panelled bath. Heated towel rail. Coving. Obscure double glazed window to the rear. Fully tiled to all visible walls.

OFFICE/STUDY /PLAYROOM

Originally the garage which can now be used for a variety of purposes.

REAR GARDEN

Commencing with a large decked area with steps leading down to an artificial lawn area. Brick built BBQ. Screen



Approx Gross Internal Area
127 sq m / 1366 sq ft



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.

fencing. Side access to the front. External power points.
Outside gym/playroom/office.

GENERAL
Tenure Freehold
Castle Point Borough Council
Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements