



- ENSUITE AND WALK IN WARDROBE TO BEDROOM 1
- LARGE LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING

23 Kingston Road, Benfleet, Essex , SS7 1FB

£415,000

STUART THOMAS ESTATES are delighted to offer this well-presented three-bedroom end-terrace family home, ideally situated within the highly sought-after Ashcroft Place development.

The property boasts spacious accommodation throughout, including a bright and airy living area, a modern kitchen/dining space, and three generously sized bedrooms. The main bedroom benefits from an en-suite shower room and a walk-in wardrobe, providing excellent storage and comfort.

Externally, the home enjoys a private south-facing garden — perfect for entertaining or relaxing — along with the added convenience of a carport.

Located within the popular King John School catchment area and offered with no onward chain, this fantastic home is ideal for families and commuters alike. Early viewing is highly recommended.



Property Description

HALL

Entrance into an airy hall with light wood effect laminate flooring. Stairs to first floor. Room thermostat. Radiator with modern cover.

CLOAKROOM

Corner pedestal hand wash basin, close coupled WC. Radiator. Light wood effect laminate flooring. Extractor fan.

LOUNGE/DINER

18' 2" x 15' 4" (5.54m x 4.67m) NARROWING TO 11' 8" (5.54m x 4.67m) Large lounge/diner with French doors to the south facing rear garden. Useful door to kitchen and large storage cupboard. 2 radiators. Carpet.

KITCHEN

13' 3" INTO THE BAY x 8' 1" (4.04m x 2.46m) Range of cream gloss eye and base level units with rolled top work surface over with matching upstand and stainless steel sink. Gas hob with stainless steel extractor fan over integrated oven. Integrated dishwasher, washing machine and fridge freezer. Space for table and chairs in bay window towards the front. Tiled effect laminate flooring. Door to lounge.

13' 3" x 8' 1" (4.04m x 2.46m)

LANDING

Airing cupboard with hanging space. Access to loft. Carpet.

BEDROOM 1

10' 7" x 10' 5" (3.23m x 3.18m) Good sized master bedroom with large walk in wardrobe and ensuite. Double glazed window overlooking the garden. Radiator and carpet.





ENSUITE

Pedestal hand wash basin with large walk in double shower. Close coupled WC. Half tiled to all visible walls. Double glazed window with obscure glass to side. Heated towel rail, laminate flooring and extractor fan.

BEDROOM 2

11' 8" x 8' 6" (3.56m x 2.59m) Double bedroom with double glazed window to front. Radiator. Carpet.



BEDROOM 3

8' 1" x 6' 6" (2.46m x 1.98m) Large built in cupboard with hanging space and plenty of storage. Double glazed window to the front. Carpet.

BATHROOM

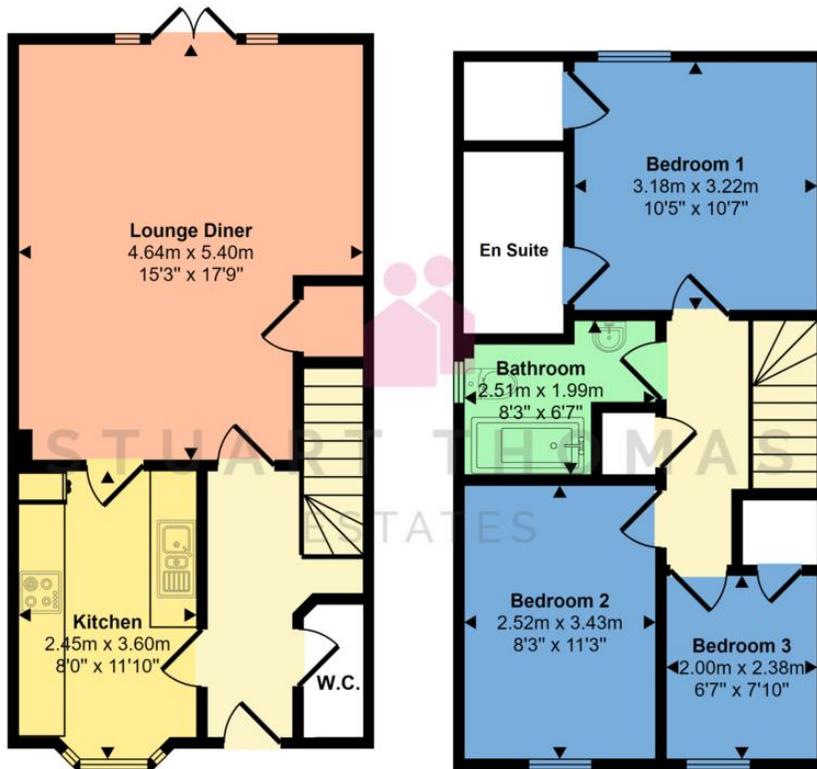
Three piece white bathroom suite with bath, pedestal hand wash basin and close coupled WC. Heated towel rail. Double glazed window with obscure glass to side.

FRONT GARDEN

A pleasant front garden with white pickett fence, shrubs and artificial grass. Block paved off street parking to the side with car port and personal access to the garden.

REAR GARDEN

A fantastic south facing garden approximately 50ft unmeasured commencing with a patio area and the remainder laid to lawn with shrubs. Shed to remain. Personal side access.



Ground Floor

First Floor

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	96 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		