



## Benfleet, Guide Price £525,000 - £550,000, Four Bedroom Detached House

Double Width Corner Plot at corner of The Chase and Kenneth Road. Close to Many Woods and Green Spaces. Also, King John and local Primary Schools are nearby. This Extended Four Bed Family Home Has over 1,600 sq ft of Versatile Living Space. Lots of Character and Charm, Two Lofts and Huge Garage with Potential to Convert to Annexe Style Living Space (STPP)

Council Tax Band: E    EPC Rating: D    Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Corner of The Chase & Kenneth Road, Essex, SS7 3AA

DOUBLE WIDTH CORNER PLOT WITH MANY WOODS AND GREEN SPACES NEARBY

CORNER OF THE CHASE AND KENNETH ROAD

FOUR BED VERSATILE PROPERTY WITH AN 18FT HALL AND FEATURE ILLIMINATED GLASS WALL SECTION

CLOSE TO KING JOHN / LOCAL PRIMARY SCHOOLS

FULL OF CHARM AND CHARACTER

17FT LOUNGE WITH SLIDING DOORS TO REAR GARDEN

MODERN KITCHEN / BREAKFAST ROOM WITH DOUBLE OPENING DOORS TO REAR GARDEN

SEP 13FT 6 DINING ROOM

TWO LOFT SPACES

HUGE GARAGE AND PARKING FOR MULTIPLE VEHICLES TO FRONT

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Energy Performance Rating: D

Council Tax Band: E

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

**Entrance Porch** with Feature Walls and Stained Glass Doors  
12' 2" x 4' 5" (3.71m x 1.35m)

**Very Large Reception Hall**  
18' 2" x 8' 8" (5.53m x 2.64m) which widens to the rear

**Lounge** with Sliding Doors to Rear Garden  
17' 10" x 11' (5.43m x 3.35m)

**Dining Room** with Doors to Garden, Lobby & Hallway  
13' 6" x 8' 10" (4.11m x 2.69m)

**Inner Hall / Lobby** with Doors to Utility/WC  
8'

**Modern Fitted Kitchen / Breakfast Room**  
with Windows to Front and Doors to Garden  
15' 4" x 7' 7" (4.67m x 2.31m)

**Ground Floor Shower Room / WC** with Utility Space  
8' 9" x 4' 8" (2.66m x 1.42m)

**Ground Floor Bedroom Faces Garden**  
and has much Potential to Extend into it's Own Individual Loft. This room also adjoins the Garage so Annexe Potential too (SSTP) !  
14' x 11' 6" (4.26m x 3.50m)

**First Floor Landing** with Double Glazed Window  
8' 4" x 8' 3" (2.54m x 2.51m)

**Bedroom One** with Double Glazed Window to Front and Built-in Wardrobes  
14' 8" x 10' 8" (4.47m x 3.25m)

**Bedroom Two** with Double Glazed Window to Rear  
11' 1" x 9' 5" (3.38m x 2.87m)

**Bedroom Three** with Double Glazed Window to Rear  
8' 2" x 7' 11" (2.49m x 2.41m)

**Luxury Fitted Bathroom**  
9' 6" x 7' 11" (2.89m x 2.41m)

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**Exterior:**

**Rear Garden Approx 50ft Wide** with Patio, Feature Pergola & Summer House

**Garden Areas to Both Sides of the Property**, One Leads to the Front Drive

**Great Size Garage** (Ideal for Conversion to Living Space / Annexe) STPP  
19' 1" x 14' 2" (5.81m x 4.31m)

**Huge Driveway** to Front and Large Well Planted Garden Area

**General Points:**

**Heating:** Via Gas Boiler and Radiators

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Drainage

**Construction:** Standard Brick Built with Cavity

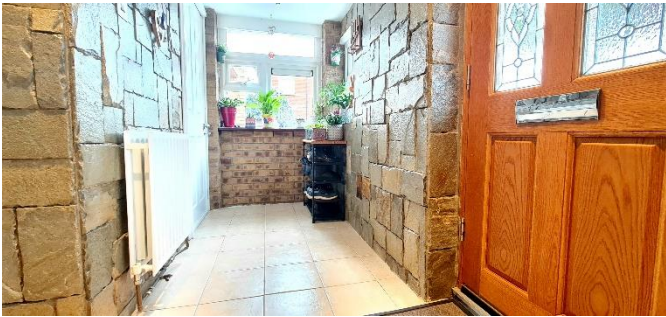
**Mobile Connection:** Good 4G & Some 5G Connections

**Broadband:** Standard to Ultrafast













First Floor



This plan is for illustrative purposes only. Buyers should check all measurements and rooms before committing to any purchase.