



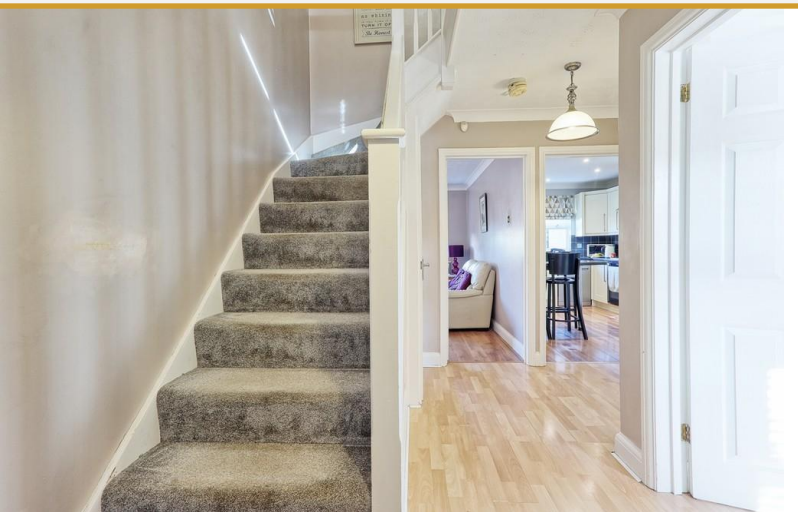
Brown & Brand



Arundel Road
 , Benfleet, SS7 4EF

- Four bedroom detached family home
- En-suite to main bedroom
- Good size lounge & separate dining room
- Office to front with fitted desk & units

£500,000





Property Description

Located in a popular turning close to local schools and amenities, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a dedicated office/study, a generously sized lounge with a feature fireplace, a separate dining room, a modern kitchen/breakfast room, and a convenient ground floor WC.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room and further family bathroom.

Externally, the property boasts a good-sized rear garden with a large patio area-ideal for outdoor entertaining-as well as a garage and driveway parking for up to three cars.



ACCOMMODATION COMPRISES

Approached via composite door with obscure panelling giving access to :

ENTRANCE HALLWAY

12' 4" x 6' 6" (3.76m x 1.98m) Laminate flooring, stairs to first floor with under stairs storage cupboard. Radiator with cover, coving to ceiling door to:

OFFICE

Double glazed bay window to front, laminate flooring, radiator, coving to ceiling, fitted units and glass cabinets. Radiator.

DINING ROOM

14' 6" (into bay)x 9' 1" (4.42m x 2.77m) Double glazed bay window to front, laminate flooring, coving to ceiling, radiator.

GROUND FLOOR WC

Two-piece suite comprising wall mounted sink unit, WC, lino flooring, radiator, obscure double glazed window to side, coving to ceiling.

KITCHEN/BREAKFAST ROOM

13' 6" x 8' 9" (4.11m x 2.67m) Kitchen is fitted with modern eye and base units with laminate work surfaces over incorporating one and a half stainless steel sink unit with tap and drainer. Fitted electric oven with four ring gas hob over and extractor fan above, tiled splash backs, breakfast bar, space and plumbing for washing machine, space for dishwasher, Space for large freestanding fridge freezer, laminate flooring, double glazed window to rear, double glazed door side, smooth plastered ceiling with inset spotlights and coving .

LOUNGE

16' 4" x 13' 4" (4.98m x 4.06m) Double glazed window to rear, double glazed French doors giving access to garden, feature fireplace, laminate flooring, radiator, coving to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to front. Laminate flooring . Loft access . Coving to ceiling. Airing cupboard .

BEDROOM ONE

13' 3" x 11' 4" (4.04m x 3.45m) Double glazed window to rear .Carpet . Coving . Fitted double wardrobes

EN-SUITE

Modern three-piece suite comprising WC, pedestal wash hand basin, shower cubicle, tiled walls, tiled flooring, heated towel rail, obscure double glazed window to rear, smooth plastered ceiling with inset spotlights.

BEDROOM TWO

12' 8" x 9' 3" (3.86m x 2.82m) Double glazed window to front . Carpet . Coving . Radiator





BEDROOM THREE

10' 3" x 8' 8" (3.12m x 2.64m) Double glazed window to rear, Carpet, Radiator.

BEDROOM FOUR

8' 7" x 8' 4" (2.62m x 2.54m) Double glazed window to front, fitted carpet, radiator, coving to ceiling.

BATHROOM

Modern three-piece suite comprising WC, vanity sink unit, mixer tap, panel bath with shower attachment, partly tiled walls, tiled flooring, obscure double-glazed window to side, smooth plastered ceiling with spotlights and coving, extractor fan.

REAR GARDEN

The rear garden has a large AstroTurf area and patio area, gated side access wooden shed, tree and shrub borders, outside tap, further large patio area to rear. Privacy fencing.

DETACHED GARAGE

16' 4" x 9' 9" (4.98m x 2.97m) Power and lighting. Air conditioning unit. Loft storage.

PARKING

Parking to front for up to 3 cars.



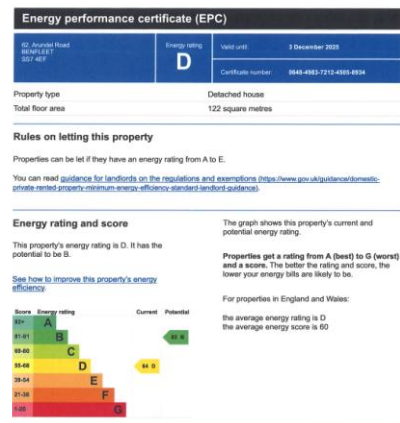
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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Material Information