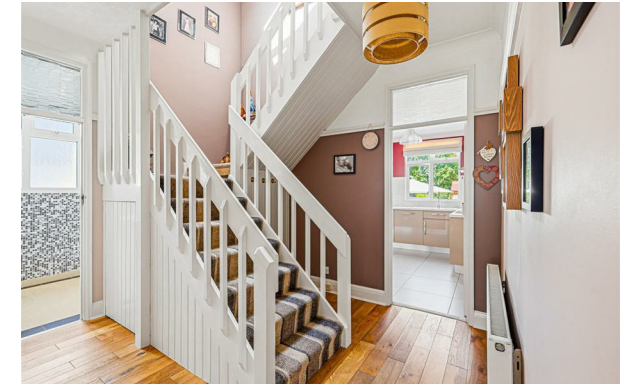




NICKOLDS
Property Specialists



60 Benfleet Road, Benfleet, Essex, SS7 1QB

Offers in excess of £675,000

- Spacious 4/5 bedroom Detached Chalet/House Located at the foot of Millionaires road - Widely known as Best Road in Essex
- Larger & Wider than Average Lounge with Original Wood Flooring & Dual aspect Stunning Period Windows
- Two Bright Airy Bathroom/Shower Rooms - One on Each Floor for Family Convenience
- Annexe Potential and Large Walk in shower room to Ground Floor ideal for elderly and extended family
- Exceptional Education options with Catchment for King John & Seevic within short walking distance
- High Specification Large Outbuilding ideal as a Business/Garage/Workshop with Power, Lighting
- Ideal for Families Looking for Plenty of Space, Parking, Schools, Stunning Garden, 2 bathrooms
- Exterior hi-lights: Grand Entrance Veranda, In and Out drive, Double Length Garage (Annexe potential)
- Superb, Sunny Larger Than Average Plot Garden With Side Access to Outbuilding That is Not Overlooked

60 Benfleet Road, Benfleet SS7 1QB

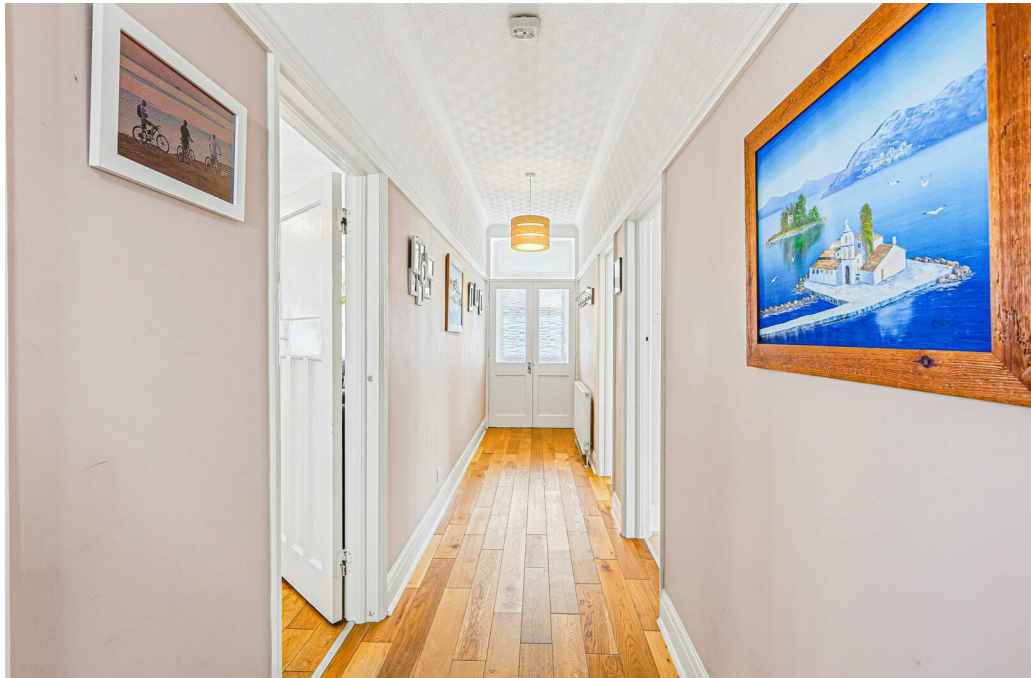
EXCEPTIONAL SPACE - EXCEPTIONAL POTENTIAL! Positioned at the foot of prestigious Benfleet Road - Which is widely regarded as Essex's most prestigious & sought-after residential road, this substantial 5 bedroom detached chalet-style home offers an exceptional combination of space, versatility, period character and future potential in King John school catchment area.

From the moment you arrive, the property makes an impression. A grand entrance veranda, unusually wide frontage, ample parking and in-and-out driveway provides the kind of practicality rarely found with homes of this calibre. At the heart of the home is a spacious, wider-than-average lounge/diner, featuring beautiful original wood flooring and stunning light flooded dual-aspect windows. This space is the perfect place for entertaining & family gatherings. This really is the ideal space for the whole family to come together of an evening after work, in comfort and cosy surroundings.

The ground floor also benefits from a large walk-in shower room, making the property particularly well suited to multi-generational living, elderly relatives. Combined with the substantial double-length garage, there is clear scope to create a self-contained annexe, STPP.



Council Tax Band: F



Hall

Lounge

Bedroom 5/Dining Room

16'2" x 13'6"

Kitchen

17'5" x 10'11"

Utility Room

9'6" x 7'11"

Shower Room

8'10" x 5'8"

Bedroom 1

14'11" x 12'10"

Bedroom 2

12'2" x 11'8"

Bedroom 3

11'11" x 11'0"

**Bedroom 4/Currently Craft
Room**

12'8" x 9'11"

Family Bathroom

10'4" x 7'5"

Landing

12'10" x 10'2"

Double Length Garage

34'6" x 11'4"

Garage/Workshop

25'5" x 21'2"

Rear Garden







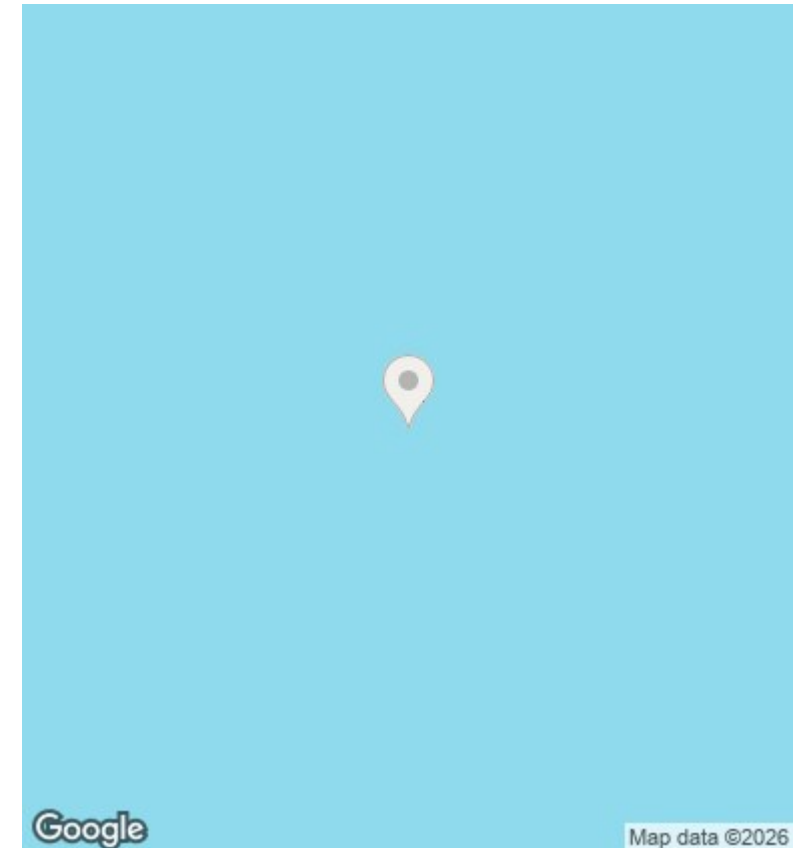
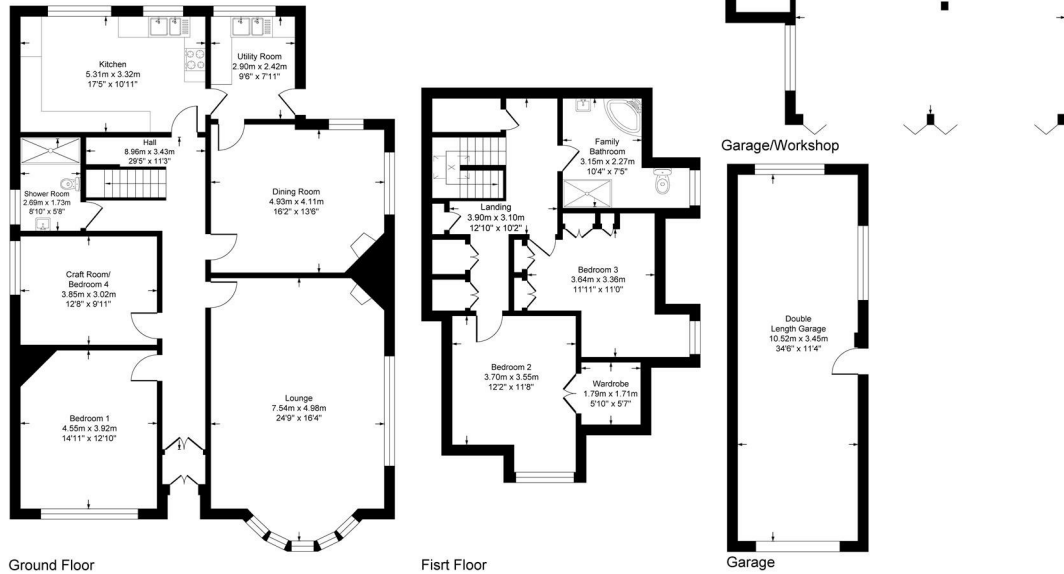


Benfleet Road

Approximate Gross Internal Floor Area = 202.6 sq m / 2179 sq ft

Garages Area = 92.1 sq m / 992 sq ft

Total = 294.7 sq m / 3171 sq ft



Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC