



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION  
CLOSE TO LOCAL SHOPS,  
RESTAURANTS AND SCHOOLS
- STUNNING WELL MAINTAINED  
GARDEN
- MODERN KITCHEN

36 Bartley Road, Benfleet, Essex , SS7 4DB

Offers In Excess Of £425,000

We are delighted to offer for sale this BEAUTIFUL THREE BEDROOM home. Set within a desirable area, the property is close to local amenities, reputable schools and transport links, making it well-suited to a range of buyers. The stunning garden provides an inviting space to relax or host. This well presented property also benefits from having a open plan lounge diner, modern fitted kitchen, family bathroom and ample off street parking.



## Property Description

### ENTRANCE HALL

Double glazed obscured leadlight door to front, double glazed window to side, radiator, stairs to first floor, under stairs storage, ceiling with fitted spotlights.

### LOUNGE

Double glazed bay window to front with fitted wooden venetian blinds, radiator, wall mounted lighting, coved cornicing to ceiling with fitted spotlights, open to:

### DINING AREA

Open plan to the lounge is this bright and spacious dining area overlooking the garden, perfect for family gatherings. Double glazed bi-folding doors to rear leading to garden, radiator, wall mounted lighting, smooth ceiling with spotlights, radiator, wall mounted lighting.

### KITCHEN

A lovely modern kitchen with a range of wall and base units with work surface above, breakfast bar and built in under cabinet lighting, one and a half bowl sink and drainer with mixer tap, integrated double oven and gas hob with extractor over, space for American style fridge freezer, washing machine and tumble dryer, double glazed window to rear, ceiling with skylight and fitted spotlights.



### CLOAKROOM

Double glazed obscure window to side, two piece suite comprising wash hand basin set in vanity unit with mixer tap and low level w.c, chrome towel rail, wall mounted mirror, tiled flooring and walls.



#### MASTER BEDROOM

Fitted carpet, radiator, double glazed window to rear, fitted mirrored wardrobes, wall mounted lighting, ceiling with fitted spotlights.

#### BEDROOM TWO

Double glazed window to front, eaves storage, fitted wardrobes, radiator, carpet.

#### BEDROOM THREE

Double glazed window to front with fitted wooden venetian blinds, smooth ceiling, carpet, radiator.



#### SHOWER ROOM

Three piece suite comprising double walk-in shower with rainfall showerhead and hand held attachment, wash hand basin set in vanity unit with mixer tap and low level w.c, tiled flooring, part tiled walls, heated towel rail, double glazed obscure window to side with fitted blind, extractor fan, ceiling with fitted spotlights.

#### FRONT GARDEN

Paved driveway providing ample off road parking, side gated access to rear garden.

#### REAR GARDEN

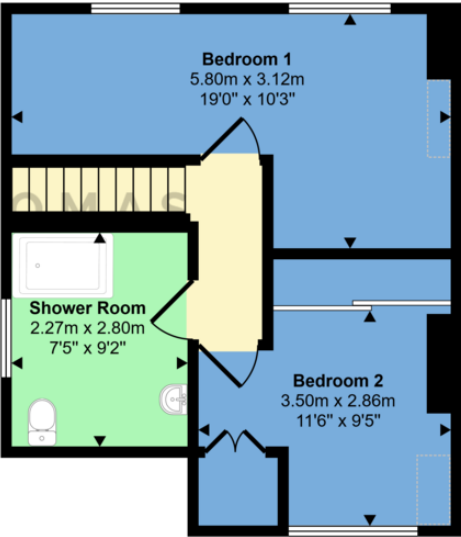
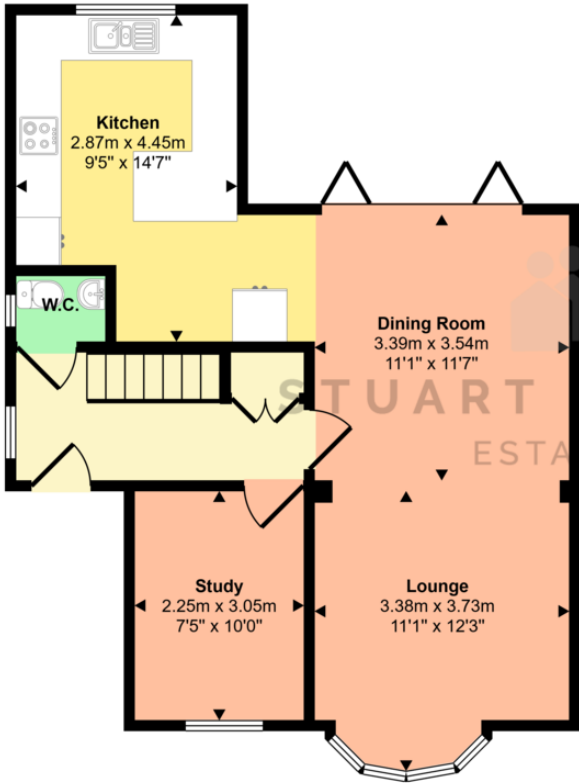
This stunning garden commences with decked dining area leading to patio and well maintained lawn with well established shrub and tree borders, fencing to all boundaries. Patio area to side and rear, side gated access to front.

#### AGENTS NOTES

Tenure Freehold

Council Tax Band C

Approx Gross Internal Area  
90 sq m / 973 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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