



STUART THOMAS  
ESTATES



- THREE BEDROOMS
- LARGE LOUNGE/DINER
- WEST BACKING GARDEN
- NO ONWARD CHAIN

50 Shipwrights Drive, Benfleet, SS7 1RA

£425,000

In need of some updating is this SPACIOUS THREE BEDROOM DETACHED BUNGALOW ideally located within a SHORT WALK from the KING JOHN SCHOOL. The rear garden backs WEST and there is ample off street parking.



## Property Description

### ENTRANCE LOBBY

Kentucky style entrance door leads to the entrance lobby. 15 light door leads to the:-

### ENTRANCE HALL

This spacious entrance hall has a thermostat for the central heating. Access via a loft ladder to the loft room. Coving.

### LOUNGE/DINER

This good size room has french doors and adjacent windows leading to the rear garden. Two lead light obscure glazed windows to the side. Georgian style window to the rear. Two double radiators. Coving. Dado rail. 15 light door leads to the rear lobby.

### REAR LOBBY

Cupboard housing a gas fired central heating boiler. Door to the second bathroom.

### SECOND BATHROOM

Low level wc pedestal hand wash basin and a corner bath. Glass bricks to the front. Extractor fan. Half tiled walls and tiles to the visible parts of the floor. Door leads to the lobby.

### KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Four ring electric hob and a built under oven. Extractor cooker hood. One and a half bowl with a mixer tap over. Space and plumbing for a washing machine and dishwasher. Coving.

### BEDROOM ONE

Double glazed bay window to the front. Coving. Double





radiator.

#### BEDROOM TWO

Double glazed window to the front. Double radiator. Fitted wardrobes bedside tables and seating unit with storage.

#### BEDROOM THREE

Lead light window to the side. Double radiator. Coving.

#### LOFT ROOM

Accessed via a loft ladder in the hallway. We understand there is a WC too.

#### SHOWER ROOM

Three piece white suite comprising a low level wc pedestal hand wash basin and corner shower. Obscure window to the side. Extractor fan. Heated towel rail. Fully tiled to all visible walls and floor.

#### REAR GARDEN

West backing laid to lawn with established shrubs.

#### GENERAL

Tenure Freehold

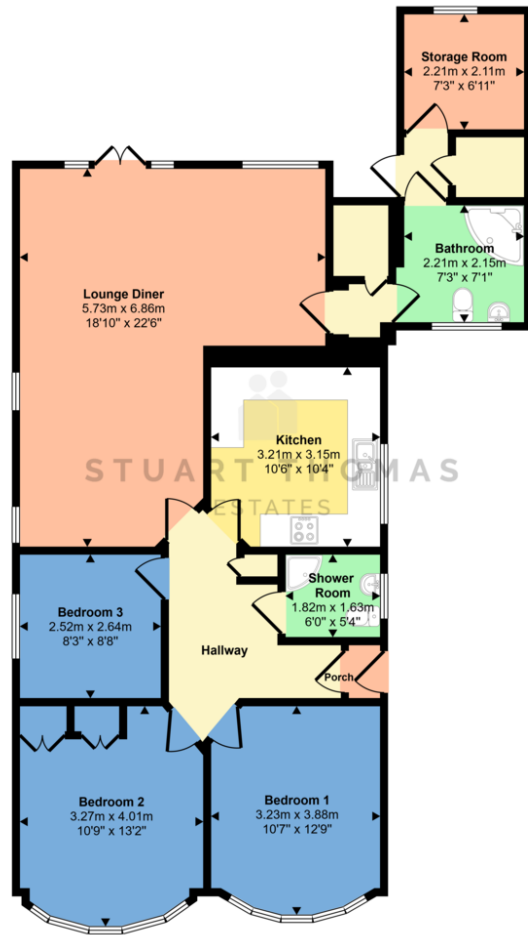
Castle Point Borough Council

Council Tax Band E

NB The photos have been adjusted using AI to remove items still in the property. These will be removed prior to completion.



Approx Gross Internal Area  
103 sq m / 1105 sq ft



Floorplan

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		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements