



Vicarage Hill, Benfleet  
£1,295,000

home.

# 44 Vicarage Hill

Benfleet  
SS7 1PB



- Incredible Four Bedroom Detached Double Fronted Family Home
- No Onward Chain
- Located In A Private Road
- Dual Aspect Main Reception Room, Separate Dining Room & Double Glazed Conservatory
- Sunny Terrace
- Impressive Open Plan Kitchen & Family Room
- Delightful Tiered Rear Garden
- Ample Off Street Parking, Large Detached Garage & Additional Home Office
- Perfectly Positioned For Local Transport Links
- Minutes From Boyce Hill Golf Course & King John School

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are privileged to offer for sale this incredible and very imposing four bedroom detached double fronted family home which is located in a private road of just two properties off the enviable Vicarage Hill in the heart of South Benfleet and which is being offered with no onward chain.

This gorgeous family home offers a grand entrance hall with stairs leading to a gallery first floor landing, ground floor guest cloakroom, a dual aspect main reception room, separate dining room, a double glazed conservatory giving access to a sunny terrace and an impressive open plan kitchen & family room which overlooks the rear garden.

To the first floor there is a fabulous gallery landing with French doors out onto a balcony with wonderful views of the surrounding area, a master bedroom with en suite shower room, three further double bedrooms and a luxury fitted family bathroom.

Externally, this attractive family home is elevated off Vicarage Hill and therefore demand some wonderful views of the surrounding area and boasts a delightful tiered rear garden with a raised deck and additional lawn area, whilst to the front there is a further deck area, ample off street parking and access to a large detached garage and additional home office.

Located on a private road off Vicarage Hill in the heart of South Benfleet, this charming family home is perfectly positioned to take advantage of local transport links to London Fenchurch Street and West Ham for London Underground, Boyce Hill Golf Course just minutes away, and King John School.

## Accommodation Comprises

Solid wood entrance door leading to:

### Grand Entrance Hall

14'11 x 11'2

A great size entrance hall with double glazed windows to side aspect, wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboards, coved to smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Doors to:

### Ground Floor Guest Cloakroom

8'3 x 3'9

Double glazed obscure window to front aspect, modern two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, heated towel rail.

### Lounge

25'6 x 13'9

Two double glazed Sash windows to front aspect, wood flooring throughout, feature fireplace with stone surround, coved to smooth plastered ceiling with inset spotlighting, double glazed window to rear with additional French doors leading out to the garden, two cast iron radiators. Double glazed French doors leading to:

### Double Glazed Conservatory

14'9 x 11'10

Double glazed windows to rear and front aspect with French doors leading out onto a sun terrace.

### Open Plan Kitchen/Family Room

27'9 x 12'9

Double glazed windows to rear and side aspect with additional door to side. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of granite worktops with cupboards and drawers beneath, further range of matching eye level wall mounted units with additional glass display cabinets, freestanding Range oven with six ring gas hob and extractor hood above, appliance space and recess for American style fridge freezer, integrated microwave and dishwasher, concealed boiler (n/t), separate island with matching cupboards and worktops, additional stainless steel sink unit, coved to smooth plastered ceiling with inset spotlighting, radiator, tiled flooring, double glazed French doors leading out to the rear garden.

### Dining Room

11'6 x 10'10

Two double glazed Sash windows to front aspect, carpeted, coved to smooth plastered ceiling, cast iron effect radiator.

### First Floor Landing

18'6 x 15'6 < 10'9

An impressive gallery style landing with double glazed French doors to front aspect leading out onto a sunny balcony with fabulous views over the surrounding area, carpeted, coved to smooth plastered ceiling with central ceiling rose, two wall light points, built-in airing cupboard, cast iron effect radiator. Doors to:

### Master Bedroom

13'9 x 13'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall with sliding doors, radiator. Door to:

### En-Suite Shower Room

9'1 x 5'8

Double glazed obscure window to rear aspect. Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

### Bedroom Two

15'7 x 11'6

Two double glazed windows to front aspect with views of the surrounding area, carpeted, coved to smooth plastered ceiling with inset spotlighting, radiator.





### **Bedroom Three**

12'9 x 10'10

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, cast iron effect radiator.

### **Bedroom Four**

13'9 x 8'7

Two double glazed windows to front aspect with views over the surrounding area, carpeted, coved to smooth plastered ceiling, radiator.

### **Family Bathroom**

9'1 x 7'11

Double glazed obscure window to rear aspect. Modern suite comprising; bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

### **Externally:**

#### **Rear Garden:**

To the rear of the property there is an extensive paved patio with steps up to the remainder of the garden which is laid to lawn and enclosed by screen panel fencing. There is an extensive raised deck area, creating a wonderful outside space for outside dining and entertaining. Outside lighting, water and side access to the front of the property.

#### **Double Garage**

The property is approached via a private road

#### **Front Garden**

The property is approached via a private road leading to an extensive parking area with access to:

### Detached Double Garage

19'1 x 18'2

With up and over door, power and lighting connected.

### Home Office

18'1 x 11'10

Double glazed windows to front and side aspect, wood flooring, coved to smooth plastered ceiling with inset spotlighting. Door to:

### Cloakroom

7'9 x 3'5

With modern suite comprising; low level WC, wash hand basin with mixer tap, coved to smooth plastered ceiling.











## Property Details

4 Bedrooms  
2 Bathrooms  
3 Reception Rooms  
House - Detached

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: G

£1,295,000

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