



STUART THOMAS
ESTATES



- IMMACULATE FAMILY HOME
- LARGE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- SPACIOUS LOUNGE/DINER

22 Falbro Crescent, Benfleet, Essex , SS7 2SF

£475,000

Situated in the popular Daws Heath area, this immaculate three-bedroom semi detached family home offers beautifully presented accommodation throughout, combining modern finishes with spacious and practical living. The property benefits from a welcoming entrance hall, bright and generous reception space, a stylish fitted kitchen, three well-proportioned bedrooms and contemporary bathroom facilities, making it ready for a new owner to move straight into.



Property Description

Situated in the popular Daws Heath area, this immaculate three-bedroom detached family home offers beautifully presented accommodation throughout, combining modern finishes with spacious and practical living. The property benefits from a welcoming entrance hall, bright and generous reception space, a stylish fitted kitchen, three well-proportioned bedrooms and contemporary bathroom facilities, making it ready for a new owner to move straight into.

HALLWAY

A bright and welcoming entrance hall presented in neutral décor with fitted carpet and radiator. The hallway provides access to all principal rooms and benefits from an internal door leading directly into the garage, offering excellent practicality and additional storage space.

LOUNGE/DINER

A spacious and beautifully presented dual-aspect lounge/diner, offering versatile living and entertaining space. The lounge enjoys a large double glazed window to the front, allowing plenty of natural light to flood the room, and features an attractive log burner-style gas fire creating a warm and inviting focal point. Finished in neutral décor with fitted carpet and radiator.

The dining area provides ample space for a family-sized dining table and benefits from sliding patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living. An obscure double glazed window to the side provides additional natural light, while two radiators, a useful built-in storage cupboard and the open-plan layout enhance both comfort and practicality. The room also features an open staircase to the first floor, adding to the spacious feel of this superb living area.

KITCHEN

A stylish and well-appointed kitchen fitted with a comprehensive range of modern high-gloss wall and base units complemented by wood-effect work surfaces and attractive coloured glass splashbacks. The kitchen is equipped with an integrated electric oven, induction hob with stainless steel extractor hood over, inset stainless steel sink and drainer with mixer tap, together with space and plumbing for a washing machine and tumble dryer, plus space for a tall fridge/freezer.

A double glazed window overlooks the rear, while a stable door provides direct access to the attractive enclosed courtyard patio, creating a lovely spot for morning coffee or al fresco dining. Further benefits include wood-effect flooring, a smooth ceiling with inset spotlights, and space for a breakfast table, making this a practical and sociable.





SHOWER ROOM

A beautifully appointed contemporary shower room finished to a high standard, featuring fully tiled walls and matching tiled flooring. The suite comprises a concealed cistern WC, stylish vanity wash hand basin with storage beneath, and a generous walk-in shower tucked neatly around the corner, fitted with both a rainfall shower head and separate handheld attachment. Further benefits include a chrome heated towel rail, obscure double glazed window, smooth ceiling with inset spotlights, and modern fittings throughout.

BEDROOM ONE

A generous principal bedroom presented in excellent decorative order, offering ample space for a double bed and freestanding furniture. The room benefits from a large double glazed window to the front, allowing an abundance of natural light to fill the space, together with a radiator and fitted carpet for added comfort. A full range of fitted wardrobes with mirrored doors provides excellent storage, making this a bright, spacious and practical main bedroom.

BEDROOM TWO

A bright and well-proportioned double bedroom enjoying a pleasant outlook over the rear garden through a large double glazed window, allowing plenty of natural light to fill the room. Finished in neutral décor with fitted carpet and a radiator, the room offers ample space for a double bed and additional bedroom furniture, making it an ideal guest room or comfortable second bedroom.

BEDROOM THREE

A well-presented and versatile bedroom enjoying a pleasant outlook over the rear garden through a double glazed window. Finished in neutral décor with fitted carpet and a radiator, the room offers space for a bed, desk and additional furniture, making it ideal as a child's bedroom, guest room or home office. A useful built-in cupboard housing boiler.

BATHROOM

A bright and well-maintained family bathroom fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC. The room features fully tiled walls, a double glazed obscure window to the front providing natural light and privacy, vinyl flooring, radiator and extractor fan, creating a practical and comfortable family bathroom.

GARDEN

The rear garden has been beautifully landscaped to create an ideal space for both relaxing and entertaining. Immediately adjoining the property is a generous paved patio, accessed directly from the dining area, providing ample room for outdoor dining and seating. A stylish pergola offers a superb



Approx Gross Internal Area
123 sq m / 1324 sq ft



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.

entertaining a rea, while a further secluded shingled seating area to the rear of the garden provides a peaceful retreat.

The remainder of the garden is predominantly laid to lawn, complemented by an attractive selection of mature shrubs, flowering plants and established borders, creating year-round colour and interest. The garden enjoys a high degree of privacy and is fully enclosed, making it ideal for families and those who enjoy spending time outdoors.

FRONT GARDEN

The property is approached via an attractive shingle driveway providing off-street parking for multiple vehicles and giving access to the attached garage. Mature shrubs and established planting, creating an appealing first impression, while a side gate provides convenient access to the rear garden. The contemporary composite entrance door with glazed side panels completes this impressive and welcoming exterior.

AGENTS NOTES

Tenure Free hold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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 are 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