COUNTRYSIDE
ESTATES

6 St. Martins Close, Benfleet, SS7 4LL

Guide Price £400,000 Freehold

GUIDE PRICE £400,000 - £420,000. A SPACIOUS FOUR BEDROOM SEMI - DETACHED FAMILY HOME having been extended by the current vendor, boasting an impressive sized lounge, kitchen/breakfast room and dining room with bi-folding doors opening out to the West backing rear garden. To the first and second floors are two bedrooms on each level with separate cloakroom W.C and shower room on the 1st.

Positioned in a quiet cul-de-sac, situated within close to Primary Schools in Rushbottom lane and Park, whilst shopping facilities at Tarpots are within easy reach.

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Accommodation
Upvc entrance door opening to:

Entrance Porch
Upvc double glazed windows to both front and side aspect, carpet, artex ceiling, part glazed door leading through to:

Lounge 24'10" x 16'2" > 8'7 (7.57m x 4.93m > 2.62m)

Upvc double glazed bay window to front aspect, carpet, coved artex ceiling, feature fireplace with inset gas fire, radiators, TV and power points.

Kitchen 12'6 x 11'9 (3.81m x 3.58m)

Upvc upvc double glazed window to rear aspect, laminate wood flooring, artex ceiling, range of fitted wall and base units, laminate worktops and tiled splash backs, sink with drainer and chrome mixer tap, eletric hob with extractor fan over, eye level double oven/grill, space for dishwasher, fridge freezer and washing machine, radiator and power points.

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Dining Room 16'7 x 9'2 (5.05m x 2.79m)

Bi-folding double glazed doors leading out to rear garden and side door leading out to court yard, laminate wood flooring, coved artex ceiling, radiator, TV and power points.

First Floor Landing

Upvc double glazed windows to both front and side aspects, carpet, artex ceiling, storage cupboards, radiator and power points.

Bedroom One 13'6 x 10'0 (4.11m x 3.05m)

Upvc double glazed window to rear aspect, carpet, coved artex ceiling, range of fitted wardrobes and bedroom furniture, radiator, TV and power points.

Bedroom Two 11'0 x 7'0 (3.35m x 2.13m)

Upvc double glazed window to front aspect, carpet, coved artex ceiling, fitted wardrobes, radiator, TV and power points.

Shower Room 9'2 x 5'11 (2.79m x 1.80m)

Upvc double glazed obscure window to side aspect, vinyl flooring, artex ceiling, half tiled walls, walk-in shower with glass screen and chrome shower head and fittings, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, chrome heated towel rail, storage cupboard.

Separate Cloakroom

Wall mounted hand wash basin with chrome mixer tap, close coupled W.C radiator.

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Second Floor Landing
Carpet, artex ceiling.

Bedroom Three 13'6 x 6'10 (4.11m x 2.08m)

Upvc double glazed window to rear aspect, carpet, coved artex ceiling, storage cupboard, radiator, TV and power points.

Bedroom Four 10'3 x 6'10 (3.12m x 2.08m)

Upvc double glazed window to rear aspect, carpet, coved artex ceiling, built in wardrobes, radiator, TV and power points.

Rear Garden 55'0 x 25'0 (16.76m x 7.62m)

Paved sun patio, archway leading to lawned area with flowerbed borders, further archway leading to paved court yard with access to concrete shed, power point and water tap.

Garage 18'10 x 7'10 (5.74m x 2.39m)
Up and over garage door, power points and lighting.

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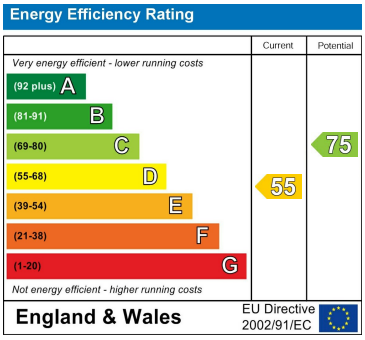
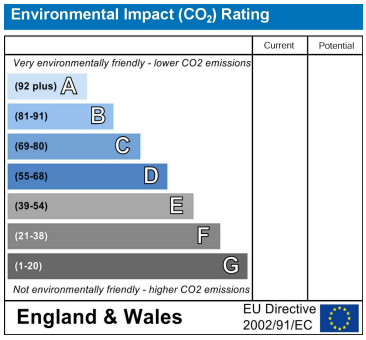
Front Garden

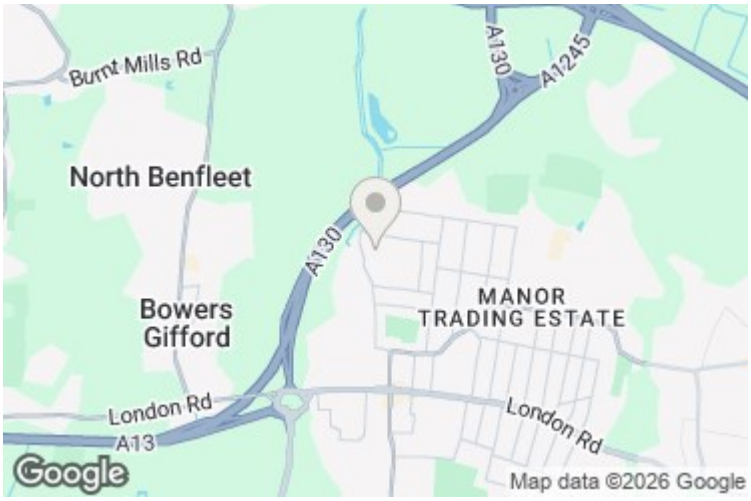
Paved driveway providing off street parking, low level walled frontage with lawned area and flower beds.

Council Tax

BAND D - Castle Point Borough Council







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