



Underhill Road, South Benfleet, Essex, SS7 1ER

4 bed detached / £695,000 / t. 01702 555888







Offered with no onward chain and extending over 2,200 sq ft, this versatile **four double bedroom** detached family home enjoys a prime position backing directly onto Boyce Hill Golf Course.

The property offers exceptionally spacious and flexible accommodation throughout, including generous reception rooms, a large kitchen/breakfast room, utility room, ground floor cloakroom and a ground floor bedroom complete with en-suite. To the first floor are three further well-proportioned bedrooms, two benefiting from walk-in wardrobes, while the principal bedroom features a five piece en-suite. A family shower room completes the first-floor accommodation.

Externally, the home boasts a secluded south facing rear garden, a larger-than-average garage, and ample off-street parking to the front.

Situated within one of South Benfleet's most sought-after turnings, the property is conveniently located close to local shops, major road links and Benfleet mainline station, offering direct services into London Fenchurch Street. The home also falls within the catchment areas for the highly regarded Kents Hill Primary and King John School.

An individually designed, one-of-a-kind family home that must be viewed internally to fully appreciate the impressive space and unique setting on offer.

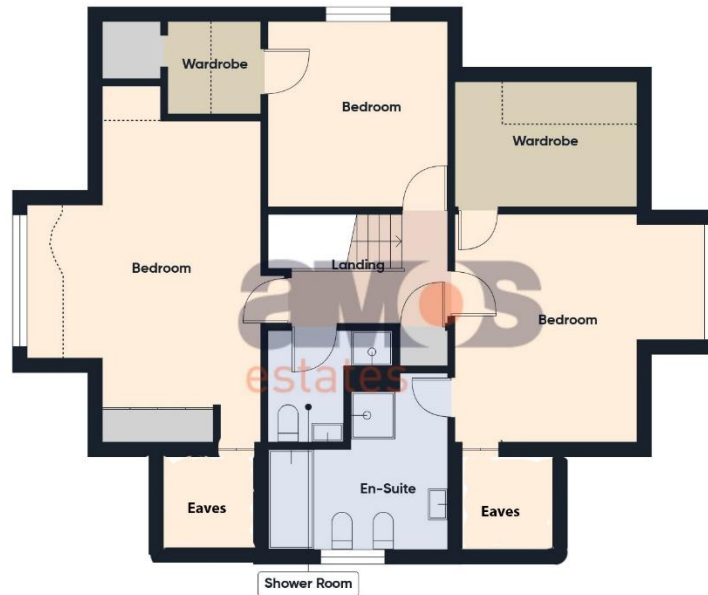
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# A space to call home.



Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

2219 ft<sup>2</sup>

206 m<sup>2</sup>

**Reduced headroom**

79 ft<sup>2</sup>

7.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Highlights

- \ Spacious & Versatile Four Double Bedroom Detached Family Home
- \ Backing Directly Onto Boyce Hill Golf Course
- \ Two Reception Rooms
- \ Large Kitchen/Breakfast Room
- \ Utility Room
- \ Ground Floor Bedroom With En-Suite Shower Room
- \ Ground Floor W.C
- \ Three Double Bedrooms To First Floor
- \ Two Walk In Wardrobes & En-Suite Bathroom
- \ Family Shower Room
- \ Ample Storage Facilities
- \ Solar Panels
- \ Larger Than Average Garage
- \ South Facing Rear Garden
- \ Attractive Views
- \ Ample Off Street Parking
- \ No Onward Chain
- \ Easy Reach Of Benfleet Station
- \ Kents Hill Primary & King John School Catchments
- \ Close To Shops & Amenities
- \ EPC Rating – B \ Council Tax Band - E

Double glazed entrance door with obscure double glazed leadlight windows adjacent opening to:

**Entrance Hall 30'4 x 9'5 Reducing To 6'6** \ Fitted carpet, power points, two radiators, smooth plastered and covered ceiling, storage cupboard, thermostat control, carpeted stairs with timber balustrade leading to first floor.

**Lounge 19'4 x 13'10** \ Double glazed sliding patio doors leading to rear garden, fitted carpet, power points, radiator, T.V point, feature fireplace housing gas fire, upvc double glazed window to side, smooth plastered and covered ceiling with inset spotlights, double doors leading to:

**Dining Room 12'11 x 12'11** \ Double glazed window to side, fitted carpet, radiator, power points, smooth plastered and covered ceiling.

**Kitchen/Breakfast Room 15'5 x 11'8** \ Stainless steel double bowl sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, inset four ring gas hob with chimney style extractor above, integrated oven, space and plumbing for dishwasher, tiled splashbacks, power points, smooth plastered and covered ceiling, tiled effect flooring, radiator, double glazed window to rear with double glazed french doors adjacent leading to garden, door to:

**Utility Room 8'5 x 7'9** \ Stainless steel sink and drainer unit with mixer tap inset into range of roll edge worktops with cupboards and drawers beneath, space and plumbing for washing machine, power points, tiled effect flooring, radiator, smooth plastered and covered ceiling, double glazed window to side, wall mounted Vaillant combination boiler, door to and from garage.

**Ground Floor Bedroom One 15'9 Into Bay x 12'11 Into Wardrobe Depth** \ Double glazed leadlight square bay window to front, fitted carpet, power points, fitted wardrobes, smooth plastered and covered ceiling, radiator, door to:

**En-Suite Shower Room 8'7 x 6'4** \ Four piece suite comprising corner shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, bidet, tiled walls, tiled effect flooring, smooth plastered and covered ceiling, extractor, obscure double glazed window to side, heated towel radiator.

**Ground Floor W.C 6'5 x 3'9** \ Two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled effect flooring, radiator, smooth plastered and covered ceiling, extractor.



**Landing 10'10 x 6'7** \ Fitted carpet, power points, smooth plastered and coved ceiling, loft access hatch, airing cupboard housing shelving and radiator, doors to accommodation off.

**Bedroom Two 14'11 x 13'5 Max** \ Double glazed window to rear with views towards Boyce Hill golf course, radiator, fitted carpet, power points, T.V point, smooth plastered and coved ceiling, eaves storage, doors leading en-suite and walk in wardrobe.

**Walk In Wardrobe 10'11 x 7'8** \ Ample clothes storage/hanging facilities, fitted carpet, power points, smooth plastered ceiling.

**En-Suite Bathroom 10'10 x 10'8** \ Five piece suite comprising corner shower cubicle (needing attention), panelled bath with chrome controls, push button w.c, bidet, vanity wash basin with chrome mixer tap and storage below, tiled walls, tiled effect flooring, heated towel radiator, smooth plastered and coved ceiling with inset spotlights, extractor, obscure double glazed window to side.

**Bedroom Three 19'2 x 14'4** \ Double glazed leadlight window to front, Velux window, fitted carpet, power points, radiator, T.V point, smooth plastered ceiling, fitted wardrobes, eaves storage.

**Bedroom Four 11'2 x 10'10** \ Double glazed window to side, fitted carpet, radiator, power points, T.V point, smooth plastered and coved ceiling, door to:

**Walk In Wardrobe 5'8 x 5'6** \ Power points, eaves storage.

**Shower Room** \ Three piece suite comprising shower cubicle with shower over, pedestal wash basin with chrome mixer tap, push button w.c, tiled walls, tiled effect flooring, radiator, smooth plastered and coved ceiling, extractor.

**Rear Garden** \ A secluded south facing rear garden measuring approximately 60ft in depth and backing directly onto Boyce Hill golf course. Commencing with elevated patio with remote controlled awning, bar and hot tub (we are advised are to remain), steps down to established lawn, timber shed to far rear, fencing to borders, two outside tap, side access to front to both sideway via timber gates, access to:

**Garage 19'11 x 10'9** \ Electric up and over door to front, obscure double glazed door to and from sideway, personal door to and from utility, power and light connected, housing meters.

**Front Garden** \ Driveway providing ample off street parking with retaining brick wall to front.













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