

7 Sidwell Avenue



# 7 Sidwell Avenue Benfleet Essex SS7 1LF

Home Of Leigh are incredibly excited to offer for sale this beautiful three/four bedroom semi detached chalet-bungalow which is situated in a quiet residential area and has been superbly renovated and maintained by the current owners to an exceptionally high standard throughout.

The accommodation comprises; entrance hall, ground floor cloakroom/utility room combined, snug / ground floor bedroom, a separate study / ground floor bedroom plus a stunning open plan kitchen, dining and family room with bi folding doors opening out to the rear garden.

To the first floor there are two great size double bedrooms, the master boasting a walk-in dressing room (which could be converted into an en suite if required) and a modern three piece bathroom suite.



Externally the property benefits from a fabulous tiered rear garden offering great entertaining spaces, whilst to the front there is ample off street parking for several vehicles.

Located on Sidwell Avenue in the heart of South Benfleet, this incredible family home is perfectly positioned to take full advantage of Benfleet High Road and all its shopping facilities as well as being a stone's throw from Boyce Hill Golf Course, and being within walking distance of Benfleet Station, giving direct access to London Fenchurch Street. The property also is within the South Benfleet Primary School and King John School catchment.



## Accommodation Comprises

The property is approached via double glazed entrance door leading to:

### Entrance Hall 12'7 x 7'1 max

A great size entrance hall with wood flooring, built in storage cupboard, smooth plastered ceiling, feature vertical radiator. Doors to:

### Ground Floor Cloakroom/Utility Room 6'1 x 4'4

Two piece suite comprising; low level WC, wash hand basin with mixer tap, appliance space and plumbing for



### Open Plan Lounge/Kitchen & Dining Area 24'9 x 20'3

An incredible open plan living space with double glazed bi-folding doors to the rear aspect with feature arched window above and double glazed window to side aspect. The kitchen is fitted to include a sink unit with mixer tap inset into a range of solid worksurfaces with cupboards and drawers beneath, built in NEFF oven and microwave and additional microwave combi, integrated dishwasher, appliance space for American style fridge freezer, concealed lighting above worksurfaces, central island with matching worktop and inset four ring NEFF hob, integrated bin storage and spice rack, wood flooring throughout, smooth plastered ceiling with inset spotlighting, cast iron effect radiator plus two additional vertical radiators.



washing machine, wall mounted boiler (n/t), wood flooring, smooth plastered ceiling, heated towel rail.

### Snug/Ground Floor Bedroom 11'9 x 11'2

Double glazed window to front aspect, carpeted, smooth plastered ceiling, fireplace with inset electric coal effect log burner with bespoke fitted alcove storage either side, cast iron effect radiator.

### Study/Ground Floor Bedroom 9'7 x 8'5

Double glazed window to front aspect, wood flooring, smooth plastered ceiling, radiator.

### First Floor Landing 9'11 x 4'9

Double glazed obscure window to side aspect, feature half wood panelling to walls, carpeted. Doors to:

### Bedroom One 14'3 x 10'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, radiator. Door to:

### Dressing Room 8'2 x 4'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, fitted hanging rail.

### Bedroom Two 12'6 x 11'6

Double glazed window to front aspect with wonderful views of the surrounding area, carpeted, feature wood panelling to two walls, smooth plastered ceiling, radiator.

### Bathroom 10'2 x 8'5

Velux window to front aspect, modern suite comprising bath with mixer tap and shower attachment with additional Rainfall shower head, low level WC, wash hand basin with mixer tap and cupboard beneath with bespoke shelving, built in eaves storage cupboard, smooth plastered ceiling with inset spot lighting, heated towel rail.

### Externally

### Rear Garden

The property benefits from a fabulous tiered rear garden which commences with an extensive paved patio area to the immediate rear with double gates to the side giving access to the front of the property, outside lighting, steps leading upto a further matching patio area creating a fabulous space for outside dining and entertaining with a further raised area behind which is laid to lawn and all enclosed by screen panelled fencing, garden shed (to remain).

### Front Garden

To the front of the property is block paved providing off street parking for several vehicles.





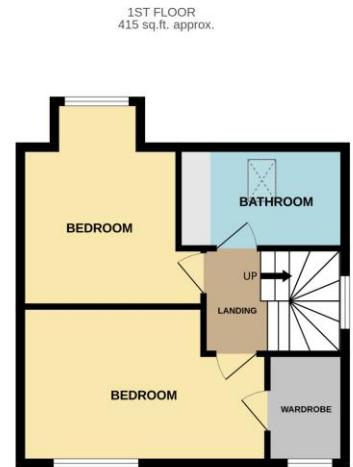












TOTAL FLOOR AREA: 1172 sq.ft. approx.  
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**Guide Price: £500,000 - £525,000 Freehold**

**HOME - The Estate Agent of Leigh**  
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