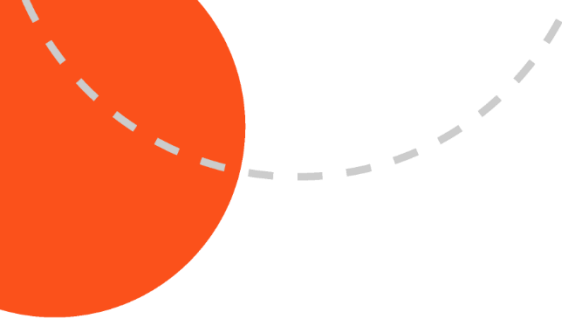




Glenridding, Benfleet, Essex, SS7 5XQ

4 bedroom detached house / £525,000 / t. 01702 555888



Situated within a quiet cul-de-sac in the popular area of Benfleet, this well presented **four bedroom** detached home offers spacious and versatile accommodation ideal for family living. The property also benefits from a modern fitted kitchen and a generous open plan lounge and dining area, creating a bright and sociable space perfect for both everyday living and entertaining. Upstairs, the main bedroom is complemented by a useful dressing area, while the remaining bedrooms provide comfortable accommodation for a growing family. With a light and spacious feel throughout and conveniently located close to well-regarded local schools and amenities, this attractive home combines a peaceful setting with everyday convenience.

Situated in this prime location within close proximity to local shops, amenities and supermarkets whilst also being within easy access of A127/A13 trunk roads and Benfleet Station. Excellent local schools can also be found nearby including being within the Appleton school catchment.

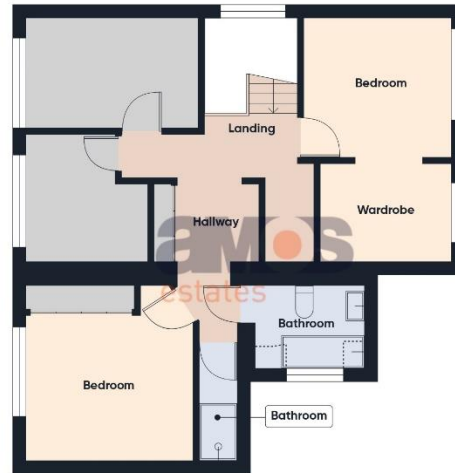
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Ground Floor



First Floor



Approximate total area⁽¹⁾

1600 ft²
148.7 m²

Reduced headroom

35 ft²
3.3 m²

(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.

GIRAFFE360



Highlights

- \ **Four Bedroom Detached House**
- \ **Lounge Diner 29'10 x 14'5 Reducing to 11'9**
- \ **Conservatory 13'8 x 11'11**
- \ **Kitchen 9'3 x 8'3 Into Recess 8'5 x 5'11**
- \ **Bedroom One/Dressing Area 16' x 10'**
- \ **Three Piece Bathroom Suite**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Secluded South Facing Rear Garden**
- \ **Easy Access to Local Schools**
- \ **Appleton School Catchment**
- \ **Kents Hill Junior School Catchment**
- \ **Convenient and Quiet Cul-De-Sac Location**
- \ **Off Street Parking**
- \ **Garage**





Composite entrance door opening to entrance hall.

**Entrance Hall **

Karndean flooring, obscure double glazed leadlight window to front, smooth plastered and coved ceiling with inset spotlights, radiator, thermostat control, carpeted stairs with timber balustrade leading to first floor, understairs storage area, storage cupboard, doors to accommodation off.

**Lounge Diner 29'10 x 14'5 Reducing to 11'9 **

Karndean flooring, smooth plastered ceiling, two radiators, TV point, power points, wall light points, double glazed leadlight windows to rear, double glazed French doors leading to conservatory.

**Conservatory 13'8 x 11'11 **

Floor to ceiling double glazed windows to sides and rear and further double glazed French doors leading to rear garden, tiled flooring, power points, wall light points.

**Kitchen 9'3 x 8'3 Into Recess 8'5 x 5'11 **

Modern fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch oven with Bosch induction hob above and extractor over, space and plumbing for a dishwasher, integrated fridge, space and plumbing for American style fridge freezer, radiator, tiled flooring, double glazed leadlight window to front, smooth plastered and coved ceiling, power points, USB charging points, archway to further kitchen space comprising tiled flooring, double glazed window to front, power points, USB charging points, smooth plastered and coved ceiling, ample storage cupboards, door leading to garden.





**Ground floor WC 5'7 x 3'3 **

Two piece suite comprising low flush WC, pedestal wash basin, tiled walls and flooring, smooth plastered and coved ceiling, extractor, vanity cupboard.

**Landing **

Fitted carpet, double glazed window to side at half landing, radiator, power points, storage cupboard housing Vaillant combi ecoTEC boiler, smooth plastered and coved ceiling, loft access hatch, mirror fronted fitted wardrobe/storage cupboard, doors to accommodation off.

**Bedroom One/Dressing Area 16' x 10' **

Double glazed leadlight windows to front, wood effect flooring, radiator, power points, smooth plastered ceiling with inset spotlights, fitted wardrobes.

**Bedroom Two 12'3 x 11'4 **

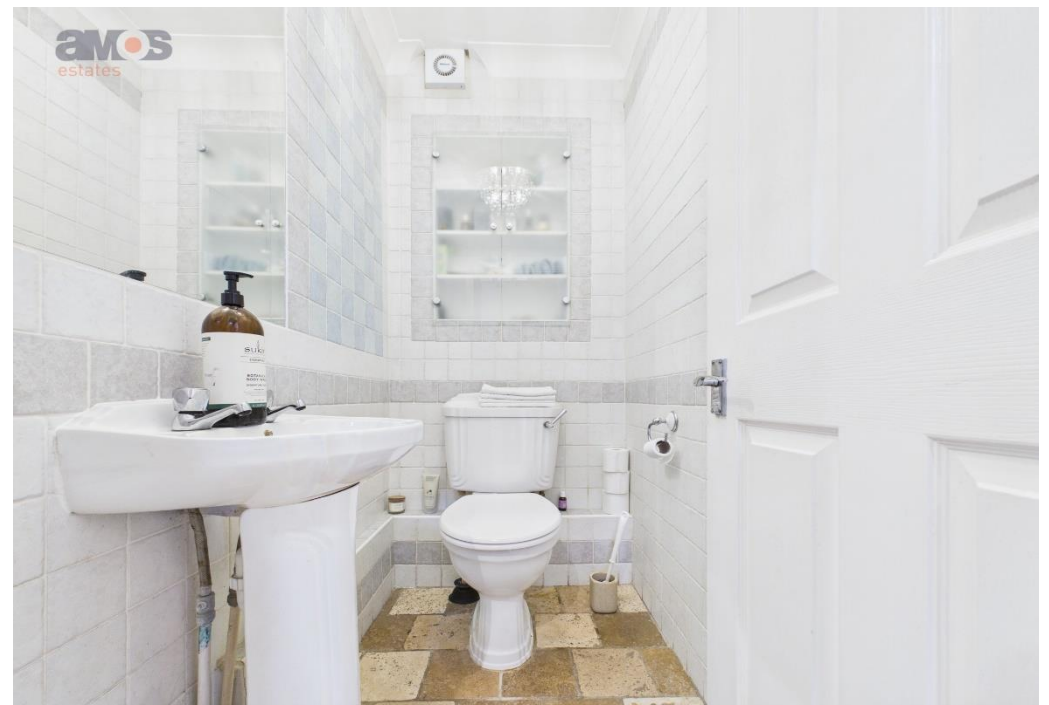
Double glazed window to front, wood effect flooring, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Three 11'11 x 7'5 **

Double glazed window to rear, wood effect flooring, radiator, power points, smooth plastered and coved ceiling.

**Bedroom Four 8'8 x 8'4 Maximum **

Double glazed window to rear, wood effect flooring, power points, smooth plastered and coved ceiling, radiator.





**Shower Room 8'1 x 2'6 **

Bespoke shower room with large walk in fully enclosed shower cubicle with shower over, smooth plastered ceiling with inset spotlights, extractor, tiled walls and flooring.

**Bathroom 7'9 x 5'9 **

Three piece suite comprising panelled bath with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled flooring, half tiled walls, towel radiator, obscure double glazed window to side, smooth plastered ceiling, extractor.

**Rear Garden **

A beautiful, secluded south facing rear garden with two patio's providing outside entertaining/seating facilities whilst the remainder is mainly laid to established lawn, well stocked flower beds, brick and fence borders, outside storage unit, wall iron gate leading to further courtyard are with further gate leading to front garden.

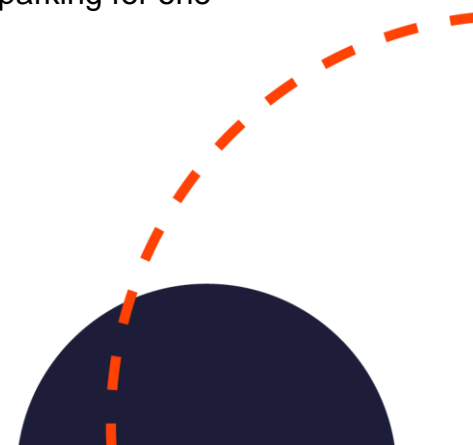


**Garage 16'4 x 8'3 **

Electric roller shutter door to front, power and light connected, space and plumbing for a washing machine, stainless steel sink and drainer unit with roll edge worktop, storage cupboard.

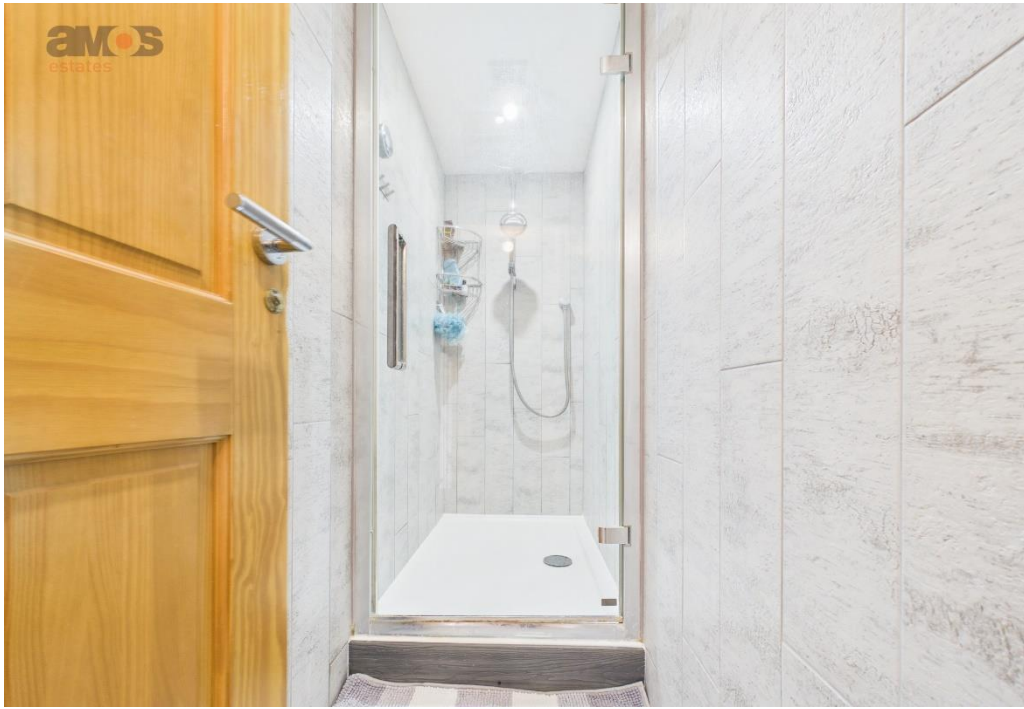
**Front Garden **

Block paved driveway providing off street parking for one vehicle.











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