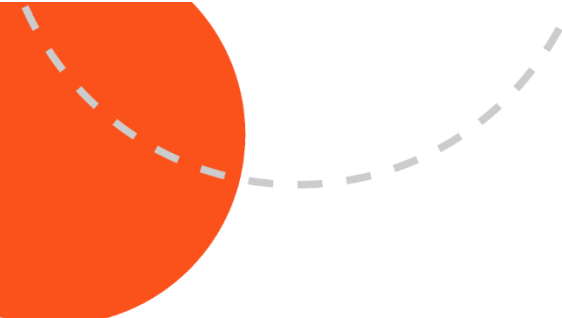




Glenridding, Benfleet, Essex, SS7 5XQ

4 Bedroom Link-Detached House / Guide Price £425,000 - £450,000 / t. 01702 555888

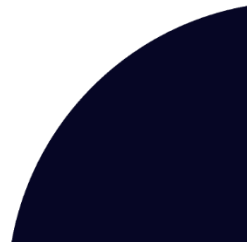
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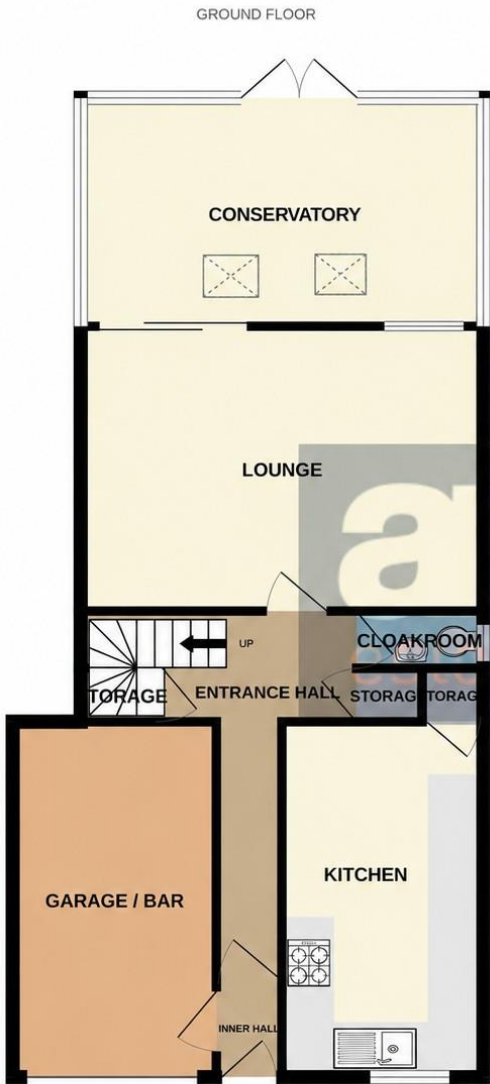
Welcome to this good size **four bedroom** detached family home, tucked away in this quiet cul de sac within the heart of Benfleet. Boasting spacious lounge, good size kitchen, conservatory and ground floor WC together with well proportioned bedrooms and a family bathroom suite. Outside there is a lovely low maintenance rear garden, garage (currently used as bar) and off street parking to front.

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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Highlights

- / Four Bedroom Link-Detached Family Home
- / Cloakroom
- / Lounge 16'9 X 11'10
- / Conservatory 17'3 X 9'6
- / Kitchen 14'9 X 8'4
- / Bedroom One 10' X 10'
- / Bedroom Three 9'1 X 6'6
- / Bedroom Two 9'6 X 7'9
- / Gas Central Heating Via Combination Boiler
- / uPVC Double Glazing
- / Convenient and quiet cul-de-sac location
- / Easy Access to the A13
- / Garage (currently used as a bar)
- / Off Street Parking
- / Easy Access to Local Schools



Composite style entrance door with double glazed leadlight inserts leading to;

**Inner Hallway **

Wood effect flooring with door leading to garage and further part glazed door leading to;

**Entrance Hall **

Wood effect flooring, carpeted stairs, stairs to first floor accommodation with under stairs storage cupboard, wall mounted radiator, coved ceiling with inset spotlights, fire alarm, power points, walk-in cloak storage cupboard, panelled door to accommodation off.

**Cloakroom **

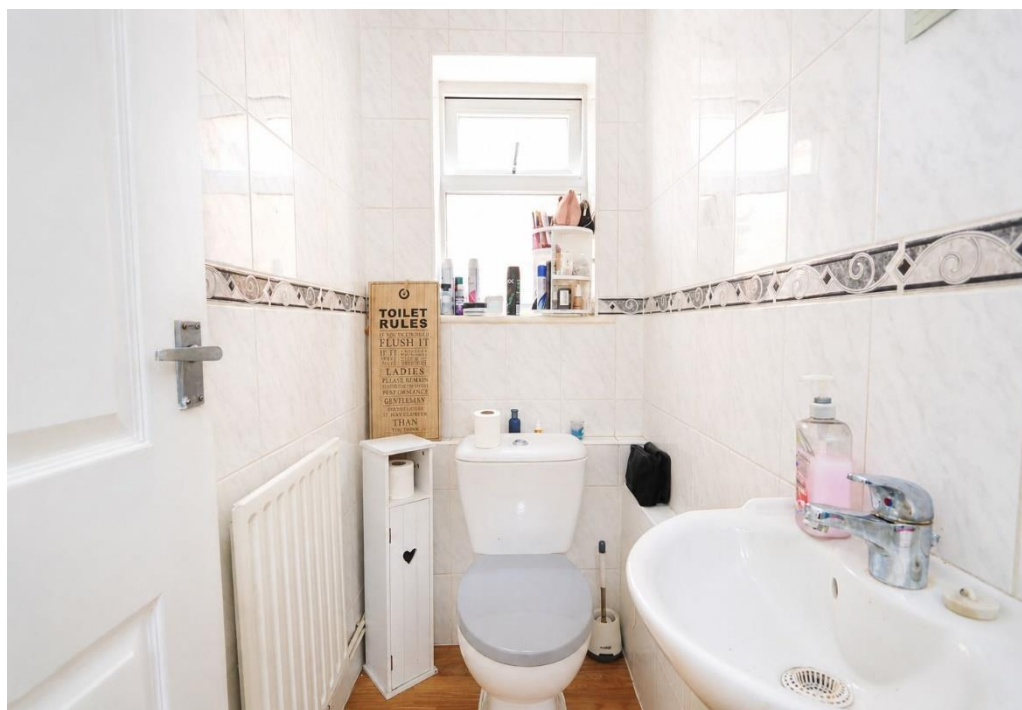
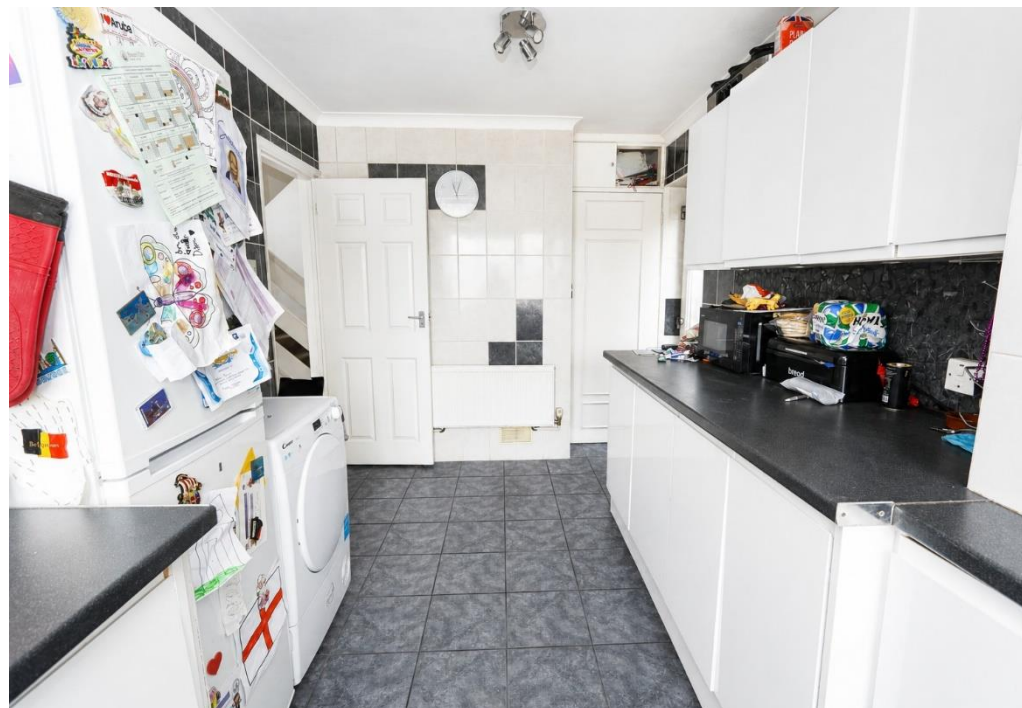
Double glazed frosted glass window to side aspect, fully tiled suite comprising of pedestal wash hand basin with mixer tap and push button WC, fully tiled walls with central dado splitter, radiator, wood effect flooring.

**Lounge 16'9 X 11'10 **

Good size main reception room with uPVC double glazed sliding patio doors to rear aspect leading to sitting room/conservatory, wood effect flooring, wall mounted double banked radiator with individual thermostatic control, smooth plastered and coved ceiling, sky television point, power point, uPVC double glazed leadlight window to rear aspect.

**Conservatory 17'3 X 9'6 **

Good size room currently used as a dining room with uPVC double glazed French doors to rear aspect opening to and overlooking the rear garden, uPVC glazed to most aspects, with high-level uPVC double glazed window to one side, tiled flooring, double bank radiator with individual thermostatic control, vaulted poly carbonated roof with electric opening sunroofs.



**Kitchen 14'9 X 8'4 **

uPVC double glazed leadlight window to front aspect, well fitted white gloss units fitted at both eye and base level with granite effect roll top work surface over, inset resin style black sink with single drainer and stainless steel extendable mixer tap, integrated brushed chrome four ring gas hob with brushed chrome extractor fan and storage above, electric diplomat fan assisted oven below, under unit space and plumbing for dishwasher and washing machine, fully tiled walls, tiled flooring, wall mounted radiator with thermostatic control, power points, floor to ceiling pantry cupboard to one wall, uPVC double glazed frosted glass door to side aspect.

**First Floor Accommodation **

**Landing **

Fitted carpet, uPVC frosted glass window to side aspect, access to loft, power points, walk-in airing cupboard housing wall mounted ideal central heating combination boiler and further storage, additional storage cupboard, panelled doors to accommodation.

**Bedroom One 10' X 10' **

uPVC double glazed window to front aspect, radiator, fitted carpet and power points.

**Bedroom Two 9'6 X 7'9 **

uPVC double glazed window to rear aspect, radiator, fitted carpet, power points, built-in double wardrobe.

**Bedroom Three 9'1 X 6'6 **

uPVC double glazed window to front aspect, radiator, fitted carpet and power points.

**Bedroom Four 8'7 X 8'6 Maximum Measurements **

uPVC double glazed leadlight window to rear aspect, radiator, fitted carpet, power points.





**Bathroom Suite **

Double glazed obscured window to side aspect, three piece suite comprising of panelled bath with chrome shower and glazed screen door, pedestal wash hand basin with mono block mixer tap and push button WC, fully tiled walls with attractive tile dado splitter, tall stainless steel heated towel rail, built-in first aid vanity cupboard, tiled flooring.

**Garage / Bar 16'6 X 8'7 **

Currently used by the owner as his favourite room in the house is the bar/games room with twin Georgian style doors to front aspect fitted with exposed brickworks to most walls, corner bar area with shelving, power point, ample storage and fitted carpet.

**Rear Garden **

Easy maintained rear garden with a sandstone style patio to immediate rear, step up to an AstroTurf lawn style area and further step up to decked seating/relaxation area, side access to the walk-in external shed, fully enclosed by screen panel fencing and further side access to front garden with wrought iron gate, external water tap.

**Front Of Property **

Off street parking for vehicles.



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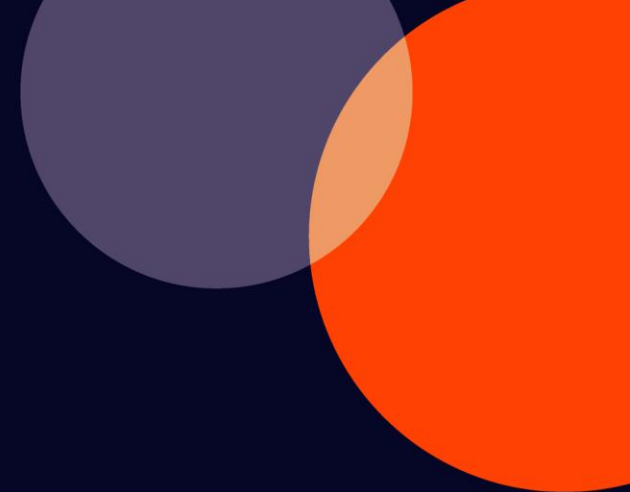
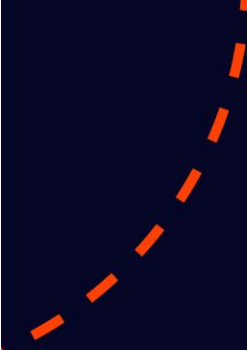
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