

COUNTRYSIDE

ESTATES



46 Fernlea Road, Benfleet, Essex, SS7 1HD

Guide Price £950,000 Freehold

AN IMPRESSIVE AND SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME WITH SUPERB GOLF COURSE VIEWS, offering excellent and versatile accommodation which includes three reception rooms, 24ft. Kitchen/Diner, plus on the lower level a large games room, large shower room and utility room, alternatively this could easily be created for annexe accommodation.

Located in this sought after location with large south backing garden, double garage and extensive parking, this lovely property would make an ideal family home.

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Entrance Hall 19'8 x 13'7 max (5.99m x 4.14m max)



Door leading to large reception hall, staircase to first floor and staircase leading down to lower level, oak flooring, coved and artex ceiling, walk in cloaks cupboard with light window to flank and radiator.

Lounge 19 x 19'4 red 15'4 (5.79m x 5.89m red 4.67m)



Two sets of French doors leading to large enclosed sun balcony, coved and artex ceiling, two radiators, feature floor to ceiling brick fireplace, two wall light points.



Kitchen/Diner 24'9 x 11'2 (7.54m x 3.40m)



Window to rear and flank and door leading to sun balcony, range of quality oak base and wall cupboards, dresser unit, inset sink, built in electric oven, five ring gas hob and microwave, space for dishwasher, tiled splashbacks to working areas, tiled flooring, walk in larder room (currently housing American fridge/freezer).



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Sun Balcony



Dining room 15'3 x 12'6 (4.65m x 3.81m)



A lovely sized balcony with AstroTurf, glazed panels with stainless steel balustrading, lovely far reaching views.



Windows to both sides, coved and artex ceiling, two radiators, three wall light points.

Study 9 x 9'9 (2.74m x 2.97m)



Larder Room 6'3 x 4'9 (1.91m x 1.45m)

Window to flank

Cloakroom

Suite comprising of close coupled wc with push button control, wash hand basin with mixer tap, tiled floor, fully tiled walls, window to flank.

Lower level hallway

Radiator, power points, coved and artex ceiling.

Bay window to front, radiator, coved and artex ceiling, oak flooring.

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Lower level Family/Games room 31'3 x 16 red 10'10 (9.53m x 4.88m red 3.30m)



Two windows to rear and patio doors, window to flank, two radiators.



Utility room 15 x 11 red 7'2 (4.57m x 3.35m red 2.18m)



Window and door to flank, half tiled walls, sink unit with cupboards under, base and wall cupboards, full height cupboard housing Vaillant gas boiler, radiator.

Shower room 15 x 5'7 (4.57m x 1.70m)



Window and door to flank, fully tiled shower cubicle, close coupled wc with push button control, vanity wash hand basin with mixer tap and drawers and cupboards under, half tiled walls, tiled floor.

Landing 15'9 x 19'8 max (4.80m x 5.99m max)



Window to front, oak flooring, radiator, coved and artex ceiling, power points.

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Bedroom One 16 x 11 (4.88m x 3.35m)



Window to rear and flank, radiator, coved and artex ceiling.

Bedroom Two 15'5 x 9 (4.70m x 2.74m)



Window to rear, radiator, coved and artex ceiling, built in double wardrobe.



En Suite shower/bathroom



Window to flank, inset bath, close coupled wc, pedestal wash hand basin, half tiled walls, newly fitted shower cubicle.

Bedroom Three 11'8 x 10'4 (3.56m x 3.15m)



Window to rear, radiator, coved and artex ceiling, built in wardrobes.

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Bedroom Four 12'8 x 7'7 plus wardrobes (3.86m x 2.31m plus wardrobes)



Bathroom 9 x 7'5 (2.74m x 2.26m)



Window to front, radiator, coved and artex ceiling, built in wardrobes.

Bedroom Five 10'7 x 9 plus wardrobes (3.23m x 2.74m plus wardrobes)



Window to front, radiator, coved and artex ceiling, built in wardrobes.



Window to flank, radiator, fully tiled walls and tiled floor, suite comprising of panelled bath with mixer tap shower, close coupled wc with push button control, vanity wash hand basin with mixer tap, drawers and cupboards under, double width shower cubicle with hand held and over head shower.

Rear garden



South backing, block paved patio area, remainder lawned, fenced to boundaries

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Double garage

Two up and over doors , light and power, central vacuum system.

Front garden



Large block paved driveway providing ample parking facilities.

Council Tax Band G

Built approx. 1991/1992



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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Lower Ground Floor
669 sq.ft. (62.2 sq.m.) approx.



Ground Floor
1383 sq.ft. (128.5 sq.m.) approx.



First Floor
1047 sq.ft. (97.3 sq.m.) approx.



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TOTAL FLOOR AREA: 3100 sq.ft. (288.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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