



STUART THOMAS
ESTATES



- NO ONWARD CHAIN
- ENSUITE AND WALK IN WARDROBE TO BEDROOM 1
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING

23 Kingston Road, Benfleet, Essex , SS7 1FB

Offers In Excess Of £400,000

STUART THOMAS ESTATES offer this well-presented 3-bedroom end-terrace in the sought-after Ashcroft Place development. Spacious living, modern kitchen/diner, en-suite & walk-in wardrobe to main bedroom, south-facing garden, carport, King John catchment & no onward chain. Viewing advised. NO ONWARD CHAIN.



Property Description

DESCRIPTION

STUART THOMAS ESTATES are delighted to offer this well-presented three-bedroom end-terrace family home, ideally positioned within the highly sought-after Ashcroft Place development.

This attractive property offers spacious and well-planned accommodation throughout, including a bright and airy living room, a modern fitted kitchen/dining room ideal for family living, and three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room and a walk-in wardrobe, providing both comfort and excellent storage.

Externally, the property features a private south-facing rear garden - perfect for entertaining and enjoying the sunshine - together with the added convenience of a carport.

Situated within the popular King John School catchment area and offered with no onward chain, this superb home presents an excellent opportunity for families and commuters alike.

Early viewing is strongly recommended to fully appreciate all that this property has to offer.

HALL

Entrance into an airy hall with light wood effect laminate flooring. Stairs to first floor. Room thermostat. Radiator with modern cover.





CLOAKROOM

Corner pedestal hand wash basin, close coupled WC. Radiator. Light wood effect laminate flooring. Extractor fan.

LOUNGE/DINER

18' 2" x 15' 4" (5.54m x 4.67m) NARROWING TO 11' 8" (5.54m x 4.67m) Large lounge/diner with French doors to the south facing rear garden. Useful door to kitchen and large storage cupboard. 2 radiators. Carpet.



KITCHEN

13' 3" INTO THE BAY x 8' 1" (4.04m x 2.46m) Range of cream gloss eye and base level units with rolled top work surface over with matching upstand and stainless steel sink. Gas hob with stainless steel extractor fan over integrated oven. Integrated dishwasher, washing machine and fridge freezer. Space for table and chairs in bay window towards the front. Tiled effect laminate flooring. Door to lounge.

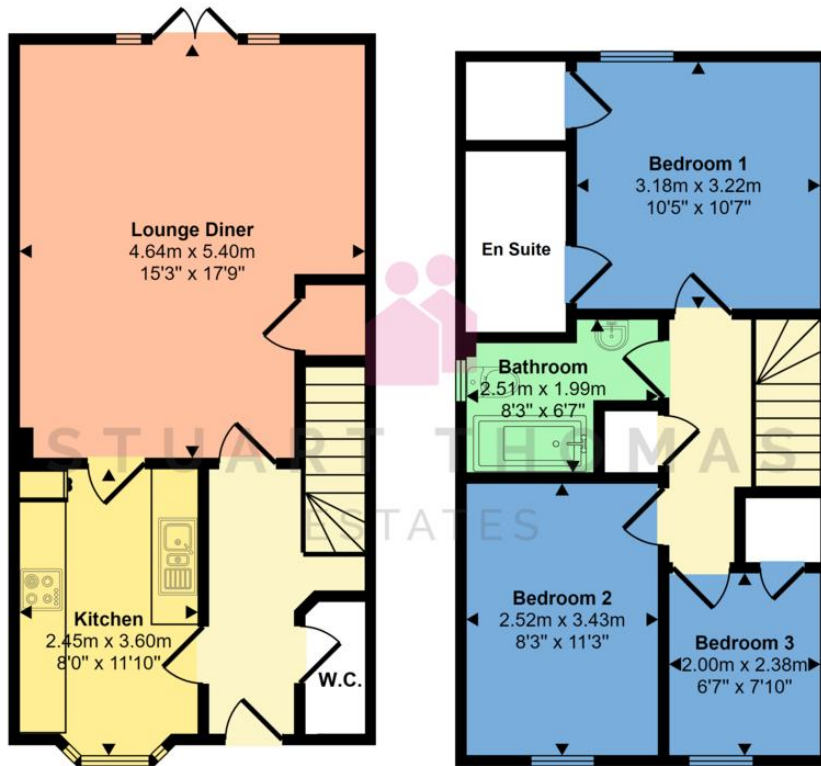
13' 3" x 8' 1" (4.04m x 2.46m)

LANDING

Airing cupboard with hanging space. Access to loft. Carpet.

BEDROOM 1

10' 7" x 10' 5" (3.23m x 3.18m) Good sized master bedroom with large walk in wardrobe and ensuite. Double glazed window overlooking the garden. Radiator and carpet.



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

ENSUITE

Pedestal hand wash basin with large walk in double shower. Close coupled WC. Half tiled to all visible walls. Double glazed window with obscure glass to side. Heated towel rail, laminate flooring and extractor fan.

BEDROOM 2

11' 8" x 8' 6" (3.56m x 2.59m) Double bedroom with double glazed window to front. Radiator. Carpet.

BEDROOM 3

8' 1" x 6' 6" (2.46m x 1.98m) Large built in cupboard with hanging space and plenty of storage. Double glazed window to the front. Carpet.

Score	Energy rating	Current	Potential
92+	A	96 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		