

Commonhall Lane, Benfleet

£475,000

home.

16 Commonhall Lane
Benfleet
SS7 2RN

3 2 2

- Substantial Three Bedroom Family Home with Excellent Potential
- Exciting Opportunity for Renovation, Extension or Further Development
- Generously Extended Ground Floor Accommodation
- Spacious Bay Fronted Lounge with Open Fireplace
- Separate Family Room with Sitting and Dining Areas
- Fitted Kitchen with Neff Double Oven and Garden Access
- Ground Floor Shower Room, First Floor Bathroom and Separate WC
- Three Well Proportioned Bedrooms with Fitted Storage
- Large Established Rear Garden Offering Excellent Potential
- Extensive Driveway Parking and Large Integral Garage with Garden Access



Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this substantial three bedroom family home on Commonhall Lane, presenting an exciting opportunity for purchasers looking to modernise, extend or create a home to their own specification. Boasting generous extended ground floor accommodation, a deceptively spacious rear garden, extensive driveway parking and a large integral garage, this property offers tremendous potential for improvement and further development, subject to the necessary consents.

The accommodation is particularly impressive on the ground floor, with a welcoming entrance hallway leading to a generous bay-fronted lounge featuring an attractive open fireplace. To the rear, a substantial family room provides a second reception space, incorporating separate sitting and dining areas, ideal for family life and entertaining.

The dining area flows into the fitted kitchen, which features granite and tiled worktops, a Neff double oven and direct access to the rear garden. A convenient ground floor shower room and internal access to the garage add further practicality.

Upstairs are three well-proportioned bedrooms, all benefiting from fitted storage, together with a family bathroom and separate WC.

Outside, the property enjoys an attractive frontage with a substantial block paved driveway, generous lawn and established planting. The large rear garden is another standout feature, offering an extensive lawn, mature borders and plenty of scope for landscaping or potential extension, subject to planning permission.

The integral garage provides valuable parking, storage or workshop space, with power, lighting and direct garden access.

Offering generous proportions, a flexible layout and exciting scope for transformation, this is a fantastic opportunity for families, investors or developers seeking a property with considerable potential to add value and create something special.

Accommodation Comprises

The property commences with a large front garden, block paved driveway with parking space for multiple vehicles and the remainder being laid to lawn, flower bed border, mature trees, bushes and shrubs. Side access leading to the rear garden, access to the garage via up and over door and external wall lighting. Porch area with wooden entrance door with double glazed obscure panel into:

Entrance Hallway

Carpeted, skirting, wall panelling, ceiling light, carpeted stairs leading to the first floor with under-stairs storage cupboard, radiator. Doors to:

Downstairs Shower Room

Tiled flooring and walls, heated towel rail, double glazed obscure window to the front aspect, two ceiling lights, WC, wash hand basin with storage beneath, walk-in shower cubicle with electric shower, door to garage,

Lounge

Carpeted, skirting, coved cornice, ceiling light, double glazed bay window to the front aspect, open fireplace with brick hearth, wooden and tiled surround and mantle, radiator.

Garage

Garage with concrete flooring, ceiling light, up and over manual door, double glazed window to the rear aspect and double glazed French doors leading to the garden, Ideal system boiler, power and lighting.

Open Plan Kitchen/Lounge/Family Room

Lounge Area

Carpeted, skirting, two ceiling lights, double glazed window to the rear aspect, picture rail, fireplace with wooden mantle, tiled hearth and surround, fitted shelving and storage to alcoves, radiator. Open to:

Dining Area

Tiled flooring, skirting, picture rail, ceiling light, double glazed window to the side aspect, large understairs storage cupboard, radiator. Open to:

Kitchen

Tiled flooring, skirting, picture rail, wall lighting, double glazed window to the side aspect and double glazed patio door leading to the garden, part tiled and part granite worksurface, tiled splashback, range of base units and wall cabinetry, integrated NEFF double oven, space and plumbing for washing machine, space for under-counter fridge freezer, large double Butler sink with mixer tap.

First Floor Landing

Carpeted, skirting, wall panelling, ceiling light, double glazed window to the side aspect, access to the insulated loft. Doors to:

Bedroom One

Carpeted, skirting, ceiling light, double glazed bay window to the front aspect, two large fitted wardrobes to alcoves, radiator.

Bedroom Two

Carpeted, skirting, picture rail, two ceiling lights, double glazed window to the rear aspect, large fitted wardrobe and one further wardrobe to the expanse of the wall, radiator.

Bedroom Three

Carpeted, skirting, ceiling light, double glazed window to the side aspect, large storage cupboard/wardrobe housing water tank, radiator.







Bathroom
Lino flooring, tiled walls, ceiling light, double glazed obscure window to the front aspect, wash hand basin, WC, corner bath with shower over, radiator.

Separate WC
Lino flooring, part tiled walls, wash hand basin with mixer tap, WC, double glazed obscure window to the side aspect.

Externally

Rear Garden
Rear garden commences with a block paved pathway and the remainder being laid to lawn, external water tap, side access leading to the front of the property, brick built storage shed (to remain), mature flower bed border, range of mature trees and bushes.

Agents Note
The vendor has advised that probate has been applied for.







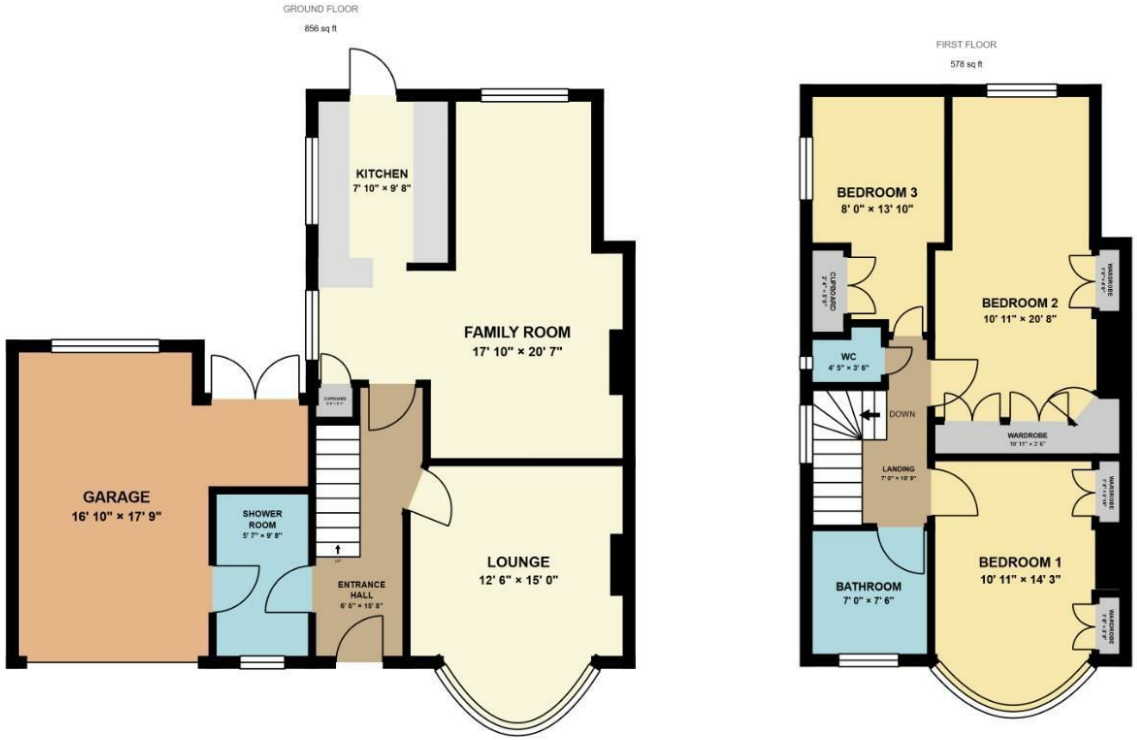












Total internal: 1,434 sq ft
External floor area: 0 sq ft
Total overall: 1,434 sq ft

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions are approximate and are provided for illustrative purposes only. Home Estate Agents cannot guarantee their accuracy. The floor plan is not to scale and should not be relied upon for architectural, construction or other measurement purposes.

Property Details

3 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band: D

£475,000

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