



- SUPERB VIEWS
- LARGE WEST FACING REAR GARDEN
- SPLIT LEVEL ACCOMMODATION
- QUIET LOCATION

37 Borrowdale Road, Benfleet, SS7 3HD

£695,000

Enjoy the spectacular views from the WEST FACING SUN BALCONY which overlooks the LARGE WELL ESTABLISHED REAR GARDEN. Don't miss out on this IMMACULATE DETACHED FAMILY HOME offering SPLIT LEVEL ACCOMMODATION with the LIVING ACCOMMODATION on the FIRST FLOOR to take full advantage of the stunning views.



Property Description

ENTRANCE HALL

Entrance door with lead light glazed panels leads to the entrance hall. Stairs lead to the first floor, further stairs lead down to the lower ground level.

LOUNGE/DINER FIRST FLOOR

This spacious split level room has double glazed french doors leading to the WEST FACING SUN BALCONY. An ideal place to sit and enjoy a glass of wine in the evening. Two lead light double glazed windows to the side and a double glazed lead light window to the rear. Three radiators. A feature brick fireplace with an adjacent dias.

KITCHEN FIRST FLOOR

Superbly fitted with a range of shaker style units at eye and base level with granite work surfaces over. Siemens induction hob with an extractor cooker hood over. Built in oven and microwave. Integrated fridge and dishwasher. Lead light double glazed window to the front. Coving. Inset ceiling spotlights. Double radiator. Access to the loft. Tiled floor.

STUDY/BEDROOM FOUR FIRST FLOOR

Lead light high level double glazed window to the front. Radiator.

SUN BALCONY

This is an ideal place to sit and enjoy the panoramic views over the surrounding area. Glass and steel balustrade.

LANDING

Lead light double glazed window to the side. Airing cupboard housing the hot water cylinder. Coving.





BEDROOM ONE

Double glazed lead light french doors and an adjacent window lead direct to the rear garden. Coving. Inset ceiling spotlights. Door leads to the:-

EN SUITE

With a low level wc vanity hand wash basin with cupboards under and a mixer tap. Corner shower unit with enclosure. Heated towel rail. Fully tiled to all visible walls and floor. Obscure lead light double glazed window to the side.

BEDROOM TWO

Lead light double glazed window to the rear. Radiator. Built in wardrobes and a dressing table unit with a hand wash basin and mixer tap. Radiator. Coving.

BEDROOM THREE

Lead light double glazed window to the front. Radiator. Coving.

BATHROOM

With a 3 piece suite comprising a low level wc vanity hand wash basin with cupboards under. Panelled bath with a mixer tap independent shower and screen. Obscure lead light double glazed window to the side. Coving. Heated towel rail. Fully tiled to all visible walls and floor. Inset ceiling spotlights.

UTILITY ROOM

Double glazed door with a lead light glazed panel and window to the side. Space and plumbing for a washing machine, tumble dryer and freezer. Single drainer stainless steel sink unit. Ideal Mexico gas fired central heating boiler.

DOUBLE GARAGE

With an up and over door. Personal door to the utility room.





REAR GARDEN

This LARGE WEST BACKING REAR GARDEN is laid to lawn with a variety of established shrubs and fruit trees. Summerhouse. Garden shed. Compost area. Raised patio. Side access to the front. External water supply and lighting.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

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