



St. Marys Road, Benfleet
£1,500,000

home.

75 St. Marys Road

Benfleet
SS7 1NL



- Fabulous Four Double Bedroom Detached Residence
- Breathtaking Panoramic Vista Towards The Thames Estuary
- Lovingly Designed To The Highest Of Specifications
- Super Ppen-Plan Contemporary Kitchen/Family Room
- Dining room, Living room Plus Study
- Two South Facing Balconies
- Beautiful Rear Garden Measuring Approximately 150ft
- Ample Off Street Parking
- Minutes Walk To Station

Interested?

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

01702 480 033





*** Guide Price £1,500,000 - £1,600,000 ***

Home Estate Agents are privileged with instruction to offer a rare opportunity to acquire this truly fabulous four bedroom detached residence which is positioned at the peak of St. Mary's Road, Benfleet - providing a breathtaking panoramic vista towards the Thames Estuary and over the nearby Marina. This exceptional family home has been lovingly designed to the highest of specifications and is also complemented by ample parking, a stunning open-plan kitchen/family room and a beautiful rear garden of approximately 150ft.

The accommodation comprises; entrance hall, cloakroom, utility,

dining room, living room, study and a super open-plan contemporary kitchen/family room to the ground floor with a gallery landing, four double bedrooms, two en suites and a Jack and Jill bathroom completing the first floor. The property is complemented externally by two south facing balconies, both with a glorious estuary vista, ample off street parking, double length garage and a picturesque private garden extending to approximately 150ft in length.

The property is served by gas central heating and underfloor heating as detailed and is double glazed

throughout.

Positioned on a private residents part of St. Mary's Road in Benfleet, this unique detached residence occupies a bold peak position at the top of the hill and overlooking the Thames Estuary with far-reaching views scoping as far as Canary Wharf!

With excellent modern condition throughout and spacious accommodation, both inside and out, this spectacular home must be seen to be appreciated.

Accommodation Comprises:

Entrance

Entrance door to front with double glazed opaque windows into:

Hall

Karndeian flooring, radiator, stairs leading to first floor, down lights, storage cupboard plus understairs storage cupboard. Doors into:

Cloakroom

Porcelain tiled flooring, heated towel rail, ceiling light, extractor, WC, wash hand basin with mixer tap, part tiled walls.

Utility Room

Porcelain tiled flooring, down lights, extractor, laminate rolled edge worksurfaces to both walls with fitted wall and base units, door leading to garage. Appliances including; integrated bowl sink with drainer and taps, washing machine, tumble dryer and full height freezer.

Dining Room

13'10 x 9'11

Fitted carpet, radiator, downlights, ceiling light, double glazed boxed bay window to front with shutters and views towards the estuary.

Lounge

21'10 x 16'0

Approached via inset sliding doors. Two radiators, down lights, Karndeian flooring, an opening into the kitchen family room with shutters; double glazed window to side, double glazed windows to front and double glazed sliding door to front with sea views and shutters.

Kitchen Family Room

31'4 x 25'11

Porcelain tiled flooring with underfloor heating, wall mounted lights, down lights, ceiling light, double glazed Velux windows, double glazed windows to rear and double glazed sliding doors leading to garden with fitted roller blinds, solid worksurfaces with centre island, appliances including; integrated double Siemens oven and grill, Siemens four ring induction hob with extractor over and Siemens dishwasher, inset Blanco double sink with waste disposal unit and taps, integrated wine cooler and Siemens full length fridge, wall mounted TV.

Study

9'5 x 8'9

Porcelain tiled flooring with underfloor heating, down lights, double glazed sliding doors leading to garden, fitted worksurfaces and low level filing cabinet by Sharps.

First Floor Landing

Fitted carpet, two radiators, loft access, down lights, ceiling light, double glazed door leading to balcony with views towards the estuary, storage cupboard. Doors into:

Bedroom One

13'10 x 13'4

Fitted carpet, two built in walk in wardrobes, down lights, radiator, fitted wardrobe and dressing table, double glazed window and double glazed sliding doors both to front leading to balcony with views over the estuary and fitted shutters.

En-Suite

Tiled flooring, part tiled walls, downlights extractor, walk in double shower, radiator, heated towel rail, WC, wall mounted cabinets, double wash hand basin with mixer tap and vanity unit, double glazed opaque window to side.

Balcony

Balcony with glass balustrade offering amazing views.

Bedroom Two

13'5 x 9'9

Fitted carpet, radiator, down lights, double glazed window to rear with fitted blinds.

En-Suite

Tiled flooring, part tiled walls, bath with taps and shower attachment, walk in shower cubicle, WC, wash hand basin with mixer tap and vanity unit, tiled splashbacks, down lights, extractor, double glazed window to rear, heated towel rail.





Bedroom Three

13' x 9'11"

Fitted carpet, radiator, built in wardrobes, down lights, double glazed window to rear. Door into:

Jack & Jill En-Suite

Tiled flooring and part tiled walls, two heated towel rails, WC, two wash hand basins with mixer tap and vanity units, walk in shower cubicle, down lights, extractor, double glazed opaque window to side.

Bedroom Four

11'11" x 9'11"

Fitted carpet, radiator, down lights, built in wardrobes, double glazed sliding door to balcony with shutters with estuary views.

Balcony

Balcony with glass balustrade offering amazing views.

Integral Garage

23'10" x 9'5"

Power and lighting, electric Up and Over door.

Frontage

In and out paved driveway with space for four/five cars.

Rear Garden

Sizeable and secluded rear garden of approximately

150ft x 50ft which is beautifully presented with lawn, shrubs, various seating areas, patch, sheds and seating areas, flood lighting.













Property Details

4 Bedrooms
3 Bathrooms
3 Reception Rooms
House - Detached

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

£1,500,000

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GROUND FLOOR
1637 sq.ft. approx.

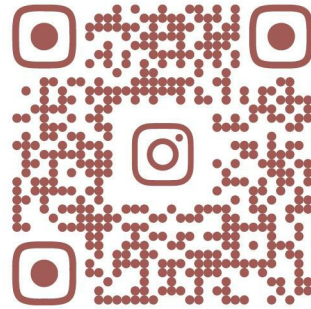


1ST FLOOR
1003 sq.ft. approx.



TOTAL FLOOR AREA : 2640 sq.ft. approx.
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home.



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