



STUART THOMAS  
ESTATES



- SPECTACULAR VIEWS
- LARGE SOUTH FACING SUN TERRACE
- THREE BEDROOMS
- CORNER PLOT

44 Hill Road, Benfleet, Essex , SS7 1HL

£425,000

Enjoy AMAZING PANORAMIC VIEWS from the SOUTH FACING SUN TERRACE. Although in need of some UPDATING this DETACHED HOME stands on a GOOD SIZE CORNER PLOT and enjoys views towards Boyce Hill Golf Course.

Guide Price £425,000 - £450,000

STUART THOMAS  
ESTATES



## Property Description

### DESCRIPTION

£425,000 - £450,000

Enjoy AMAZING PANORAMIC VIEWS from the SOUTH FACING SUN TERRACE. Although in need of some UPDATING this DETACHED HOME stands on a GOOD SIZE CORNER PLOT and enjoys views towards Boyce Hill Golf Course.

### ENTRANCE HALL

Double glazed entrance door with glazed panels and an adjacent side screen leads to the entrance hall. Large understairs storage cupboard with space and plumbing for a washing machine. Storage cupboard.

### CLOAKROOM FIRST FLOOR

Low level wc. Double glazed obscure window to the side.

### LOUNGE FIRST FLOOR

This good size room has a full depth double glazed window to the front. Wood flooring. Sliding double glazed patio doors leads to the SOUTH FACING Sun Terrace. Double radiator. Coving.

### SUN TERRACE

This excellent size Sun Terrace has ample space to take advantage of the STUNNING VIEWS towards Boyce Hill Golf Course and the surrounding area.

### KITCHEN/DINER GROUND FLOOR

This spacious room has double glazed sliding patio doors leading to the rear garden. Fitted with a range of units with granite work surfaces. Integrated fridge and freezer. Space for a slide in cooker with an extractor cooker hood over. Pull out larder cupboard. Double glazed windows to the rear and side. Double radiator. Built in microwave.





#### LANDING

With double glazed sliding patio doors leading to the SUN TERRACE. Large built in cupboard. Access to the loft.

#### BEDROOM ONE GROUND FLOOR

Double glazed windows to the front and side. Coving. Double radiator. Door to en suite.

#### EN SUITE

Low level vanity hand wash basin with a cupboard under and a shower cubicle. Heated towel rail. Obscure double glazed window to the side.

#### BEDROOM TWO FIRST FLOOR

Double glazed window to the rear. Radiator. Coving. Laminate flooring. Views towards Boyce Hill Golf Course.

#### BEDROOM THREE FIRST FLOOR

Double glazed window to the rear with views over Boyce Hill Golf Course. Radiator. Coving. Laminate flooring.

#### BATHROOM

With a panelled bath with a mixer tap and shower attachment. Vanity hand wash basin with cupboards under and a mixer tap. Radiator. Obscure double glazed window to the side. Coving.

#### GARAGE

With twin doors to the front. Door to the rear.

#### REAR AND SIDE GARDENS

Corner plot with the rear garden measuring approx 40' and laid to lawn with screen fencing. Paved patio with steps down

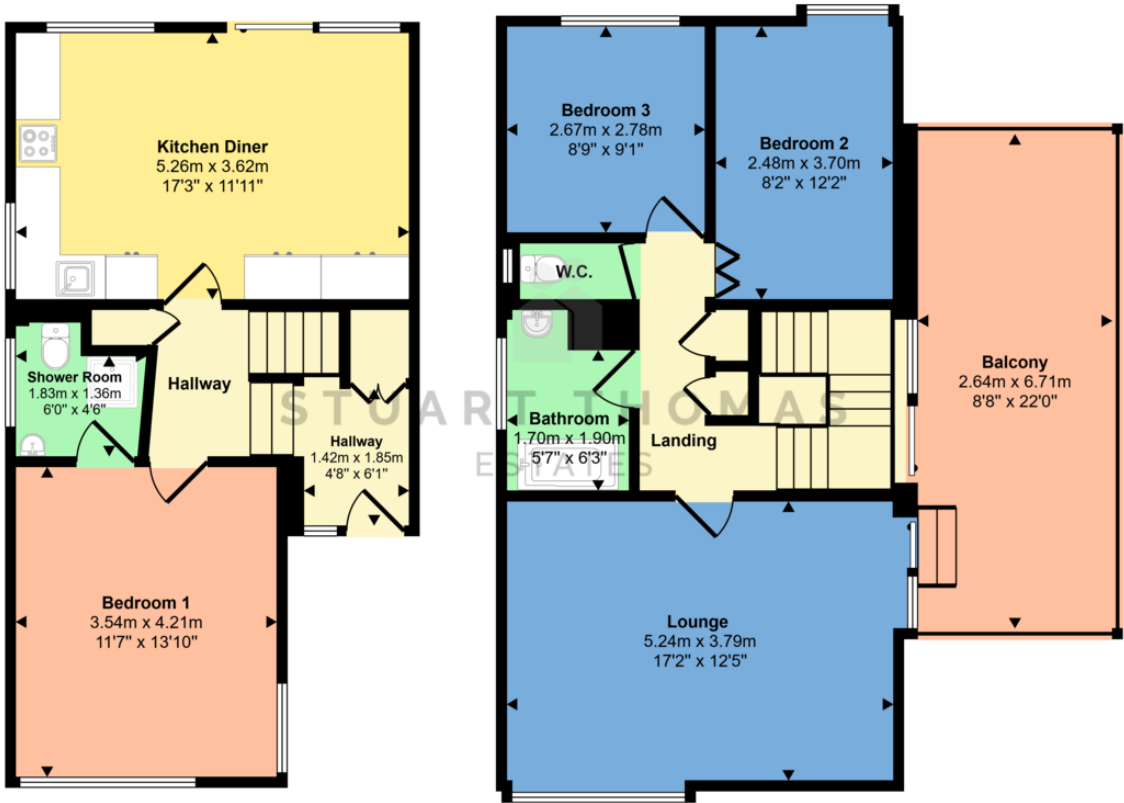


to the lawn. Concrete hardstanding. Raised borders. External water supply. Side access to the front.

GENERAL

Tenure Freehold  
 Castle Point Borough Council  
 Council Tax Band D

Approx Gross Internal Area  
 103 sq m / 1105 sq ft



Ground Floor  
 Approx 47 sq m / 511 sq ft

First Floor  
 Approx 55 sq m / 594 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
 SS7 1QT

stestates.co.uk  
 01702 558110  
 info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements