*To arrange a viewing contact us today on 01268 777400*

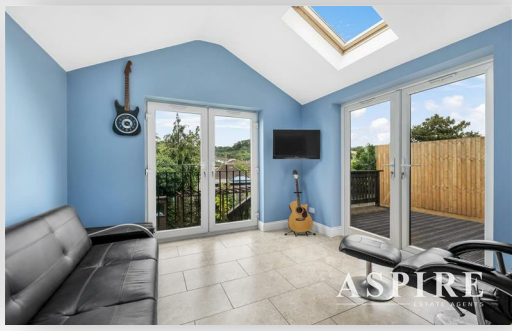
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# Glyders, Benfleet Guide price £475,000

**GUIDE PRICE 475,000 - 500,000**

Within 0.5 miles to Benfleet C2C station is this detached family home offers fantastic versatile living accommodation currently boasting four bedrooms, two with en-suites, family bathroom, two kitchens of which one can be converted back into another bedroom or reception room, dining room with vaulted ceiling and Velux windows open plan to the modern kitchen and a spacious lounge.

The rear garden commences with a spacious decked area with great elevated views with the remainder laid to lawn. The frontage provides off street parking and access to the garage.

Entrance
Door opening to the porch

Porch
Ceramic tiled floor, part glazed entrance door with glazed side panel window to:

Lounge 15'6 x 13'2
UPVC double glazed window to front, wood laminate flooring. Glazed door to stairwell which leads down to lower floor accommodation, stairs leading up to upper floor accommodation. Feature fireplace with gas real flame fire, coved ceiling, downlights, radiator.

Kitchen 9'10 x 9'10
One and half bowl single drainer sink unit with base cupboard under, range of fitted kitchen units comprising cupboards, drawers, work surfaces, eye level cupboards and breakfast bar. Ceramic tiling around work surfaces, built-in oven and grill, separate split level four ring gas hob with stainless steel extractor canopy above. Coved ceiling, plumbing for washing machine. Door to lower floor bedroom.

Dining Room 11'1 x 10'10
Feature vaulted ceiling with two velux windows, uPVC double glazed double opening doors with Juliet style balcony, further uPVC double glazed double opening doors leading out to large raised decking terrace. Two radiators, ceramic tiled floor, t.v. aerial point.

Ground Floor Bedroom Four 10'10 x 8'7
UPVC double glazed window to rear, coved ceiling, built-in storage cupboard. Door to:

En-Suite Shower Room
UPVC double glazed window to side, ceramic tiled walls, porcelain tiled floor, ceiling with downlights. Suite comprising shower cubicle, wash hand basin in vanity cabinet, low flushing w.c. Chrome heated towel rail.

Split Level Landing
Feature vaulted ceiling with two velux windows, wood laminate flooring, carpeted stairs. Doors to bedrooms, bathroom and second kitchen. Loft access, ceiling with downlights.

Second Kitchen ( previously a bedroom )11'10 x 9'9 L-shaped
UPVC double glazed window to rear, wood laminate flooring, single drainer stainless steel sink unit with mixer tap, base cupboard under. Range of fitted kitchen units comprising cupboards, drawers, work surfaces, eye level cupboards and breakfast bar. Built-in oven and grill, separate split level four ring electric hob with stainless steel extractor canopy above, plumbing for washing machine, ceramic tiling around work surfaces.

Bedroom One 10'6 x 10'1
UPVC double glazed window to front, double built-in mirror faced wardrobes, radiator, wood laminate flooring, ceiling with downlights. Door to:

En-Suite Shower Room
UPVC double glazed window to side, ceramic tiled walls and floor. Suite comprising double size shower cubicle with glazed shower screen door, wash hand basin, low flushing w.c. set in vanity unit. Radiator, ceiling with downlights.

Bedroom Two 10'9 x 8'11
UPVC double glazed lead light window to front, wood laminate flooring, ceiling with downlights, radiator.

Bedroom Three 9'10 x 7' 0
UPVC double glazed window to rear, wood laminate flooring, double wardrobe cupboard, radiator.

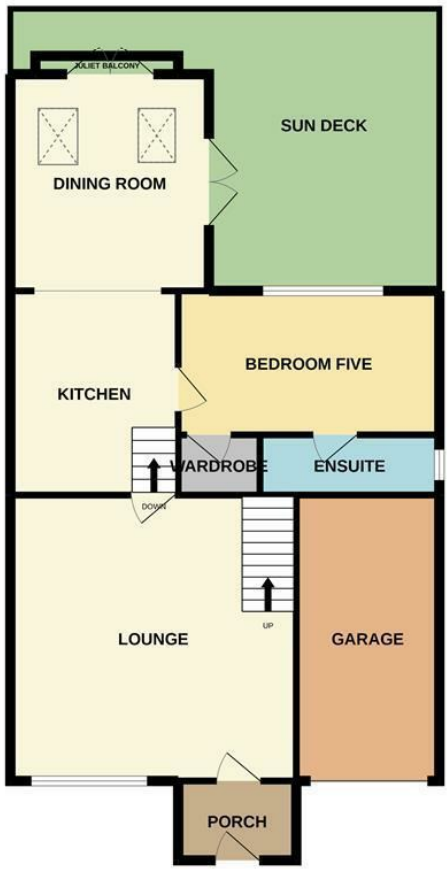
Family Bathroom 7'6 x 5'3
UPVC double glazed window to side, wood laminate flooring, ceramic tiled walls. Suite comprising panelled bath with mixer tap and shower fitment and glazed shower screen door, wash hand basin and low flushing w.c. set in vanity unit. Radiator.

Rear Garden
The Rear Garden commences with a large decking terrace with wood balustrades providing fantastic views and steps leading down to the lawn, There is a paved path leading to the timber shed and pergola, outside water tap. Side entrance with gate to the front.

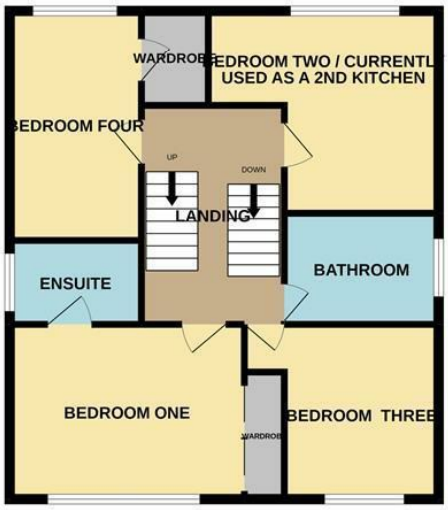
Frontage
A driveway providing parking for two vehicles giving access to Garage and lawn area.

Garage
Up-and-over door, power and lighting.

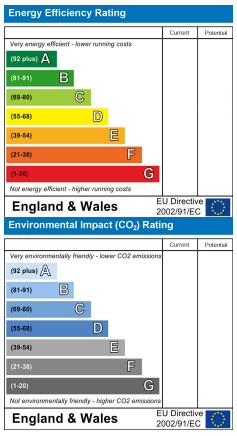
GROUND FLOOR

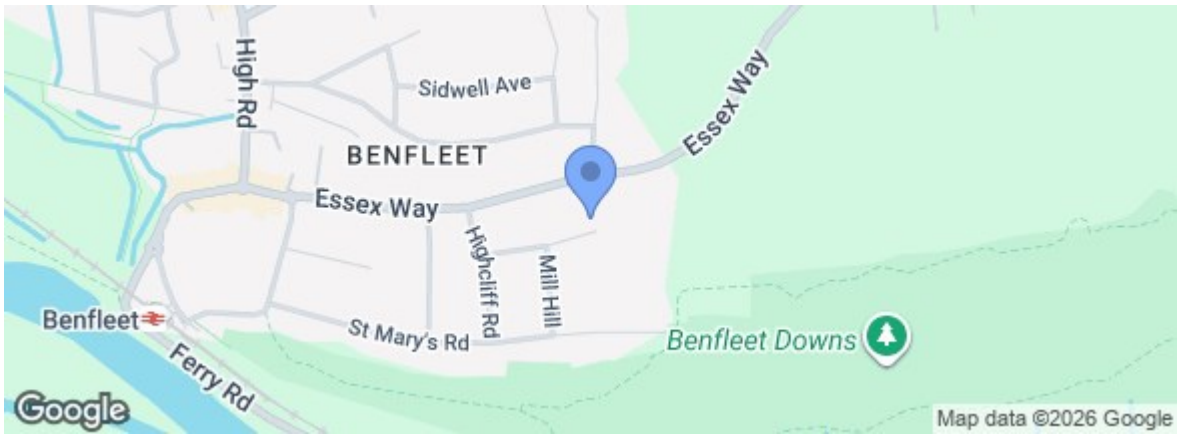



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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