



Stanway Road, Benfleet, Essex, SS7 5UY

4/5 bedroom detached house / O.I.E.O £550,000 / t. 01702 555888

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Offered with no onward chain and providing almost 2,000 sq ft of versatile accommodation, this impressive **four/five-bedroom** detached family home is situated in a highly sought-after location within Benfleet. The property boasts spacious and well-appointed reception rooms, a generous kitchen/breakfast room, study/ground floor bedroom and a modern ground floor shower room. To the first floor are four well proportioned bedrooms together with a family bathroom suite. Externally, the home enjoys a beautifully secluded rear garden measuring approximately 90ft in depth, a larger-than-average garage and off street parking to the front.

Occupying a quiet cul-de-sac position, the property is conveniently located close to local shops, supermarkets and everyday amenities, whilst also offering easy access to major trunk roads and Benfleet railway station, providing direct services into London Fenchurch Street. Excellent local schooling is also nearby, the property falling within the catchment areas for Kents Hill Primary School and The Appleton School.

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Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1982 ft<sup>2</sup>  
184.1 m<sup>2</sup>

**Reduced headroom**

57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**A space to call home.**



## Highlights

- \ Spacious & Versatile Detached Home
- \ No Onward Chain
- \ Accommodation Spanning Nearly 2000 Sq. Ft
- \ Large Reception Rooms
- \ Kitchen/Breakfast Room
- \ Study/Ground Floor Bedroom
- \ Modern Ground Floor Shower Room
- \ Four Generous Size Bedrooms To First Floor
- \ Family Bathroom Suite
- \ Rear Garden Measuring Approx. 90ft
- \ Large Than Average Garage
- \ Off Street Parking
- \ Quiet Cul De Sac
- \ Kents Hill Primary & Appleton School Catchment
- \ Easy Reach Of Transport Links
- \ Council Tax Band – F





Double glazed entrance door with obscure double glazed windows adjacent opening to entrance hall.

**Entrance Hall 24'10 x 6'7 \**

Fitted carpet, radiator, thermostat control, smooth plastered ceiling, radiator, power points, storage cupboard, carpeted stairs with timber balustrade leading to first floor accommodation, doors to accommodation off.

**Lounge 23'9 x 13'7 Reducing to 9'5 \**

Double glazed sliding patio doors to rear leading to rear garden, double glazed window to side, two radiators, fitted carpet, power points, TV point, wall-light points, coved ceiling, brick archway leading to dining room.

**Dining Room 16'1 x 9'5 \**

Fitted carpet, double glazed window to side, two radiators, coved ceiling, double glazed leadlight window to front, brick built bar, door to and from hallway.

**Kitchen Breakfast Room 12'10 Plus Recess x 12'1 \**

Double bowl stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated double oven, integrated fridge freezer, integrated dishwasher, inset five ring gas hob with extractor above, breakfast bar facility, tiled splashbacks, power points, under cupboard lighting, radiator, smooth plastered ceiling, double glazed sliding patio doors leading to rear garden.







**Study/Ground Floor Bedroom 15'8 x 9'2 \**

Double glazed leadlight bay window to front, fitted carpet, radiator, power points, coved ceiling, large storage cupboard housing wall mounted boiler, meters, fuse box and power points.

**Ground Floor Shower Room 9'1 x 7'10 \**

Three piece suite comprising corner shower cubicle with shower over and attractive tiled surround, push button WC, vanity wash basin with chrome mixer tap and storage below with space and plumbing for a washing machine, half tiled to remaining walls with radiator, obscure double glazed window to side, smooth plastered ceiling, cupboard housing hot water tank and shelving.

**Landing 18'10 x 8'6 Maximum Measurements \**

Fitted carpet, Velux window, smooth plastered ceiling, loft access hatch with dropdown ladder, radiator, power points, doors to accommodation off.

**Bedroom One 14' x 13'1 \**

Double glazed window to rear, fitted carpet, radiator, smooth plastered ceiling, power points, two sets of fitted wardrobes and fitted dresser unit.

**Bedroom Two 11'11 x 11'2 \**

Obscure double glazed window to side, fitted carpet, radiator, power points, coved ceiling, doorway to large recess/storage facility.

**Bedroom Three 10'10 x 9'8 \**

Obscure double glazed window to side, fitted carpet, coved ceiling, radiator, power points, loft access hatch.

**Bedroom Four 12'9 x 8'4 \**

Double glazed leadlight window to front, fitted carpet, radiator, power points.





### **Bathroom 8'11 x 7'8 \**

Three piece suite comprising panelled bath with shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls, tiled effect flooring, two heated towel radiators, obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

### **Rear Garden \**

A lovely landscaped and secluded rear garden measuring approximately 90ft in depth. Commencing with large expanse of patio with attractive pergola, remainder is mainly laid to established lawn, fencing to borders, side access to front via timber gate, whilst to the other side has a larger sideway housing two timber sheds and access to garage.

### **Garage 21'11 x 13'7 Reducing to 7'7 \**

Electric up and over door to front, personal door to and from garden, power and light connected.

### **Front Garden \**

Crazy paved driveway providing off street parking with gated access, established lawn adjacent, retaining brick wall to front.





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