



STUART THOMAS  
ESTATES



- WALKING DISTANCE KING JOHN SCHOOL
- GROUND FLOOR BEDROOM WITH EN SUITE
- SPACIOUS LOUNGE/DINER
- ▲ FITTED KITCHEN OPEN PLAN TO

39 Shipwrights Drive, Benfleet, Essex, SS7 1RW

£450,000 to £475,000 (Guide Price)

Well located within easy walking distance of the King John School is this DETACHED CHALET offering SPACIOUS ACCOMMODATION. Easily used as a BUNGALOW as there is a GROUND FLOOR BEDROOM with EN SUITE SHOWER ROOM. Large Lounge/Diner fitted kitchen open plan to the CONSERVATORY. Ground Floor Bathroom upstairs are TWO FURTHER BEDROOMS.

Guide Price £450,000 - £475,000



## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Entrance door with glazed insets leads to the spacious entrance hall. Lead light double glazed window to the side. Coving. Double radiator. Inset ceiling spotlights. Built in storage cupboard.

### LOUNGE/DINER

This good size room has two double glazed lead light bay windows to the front aspect. Coving. Feature fireplace with a gas coal effect fire. Two lead light double glazed windows to the side. Two double radiators.

### INNER HALL

Lead light double glazed window to the side. Stairs lead to the first floor with a cupboard under.

### KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Neff induction hob with an extractor cooker hood over and a built under oven. Coving. Space and a plumbing for a washing machine. Lead light double glazed window to the side. Skylight window. Pantry cupboard. Open plan to the:-

### CONSERVATORY

With double glazed doors leading to the rear garden. Two double radiators. Tiled floor.

### BEDROOM ONE GROUND FLOOR

This good size room has double glazed french doors leading to the rear garden. Coving Radiator. Door leads to the :-





#### EN SUITE

Low level WC with a concealed cistern. Hand wash basin and shower cubicle. Double glazed obscure window to the side. Extractor fan. Heated towel rail. Fully tiled to all visible walls.

#### GROUND FLOOR BATHROOM

Low level wc pedestal hand wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Coving. Extractor fan. Radiator. Panelling to the lower half of the walls.

#### BEDROOM TWO

Lead light double glazed window to the side. Radiator. Built in wardrobes. Inset ceiling spotlights. Access to eaves.

#### BEDROOM THREE

Lead light double glazed window to the side. Built in wardrobes and open storage. Built in storage cupboard. Inset ceiling spotlights.

#### FRONT GARDEN

Established with shrubs and providing ample off street parking. Access to the rear garden.

#### REAR GARDEN

With a patio area. Summerhouse. Laid to lawn. Side access to the front.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

NB The photos have been adjusted using AI to remove items still in the property.



Approx Gross Internal Area  
134 sq m / 1446 sq ft



Ground Floor  
Approx 97 sq m / 1048 sq ft

Denotes head height below 1.5m

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		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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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