



Kents Hill Road, South Benfleet, Essex, SS7 5PL
3/4 bed semi detached house / £550,000 / t. 01702 555888





A luxurious **three/four bedroom** family home providing a spacious and versatile layout for the whole family, with accommodation set over three floors and spanning approximately 1800 square feet. Boasting stunning family room incorporating a bespoke fitted kitchen, utility room and ground floor w.c, whilst the first floor provides a further spacious reception room or bedroom, master bedroom with en-suite shower room and private balcony along with a family bathroom. To the second floor you'll find two further good size bedrooms, one with en-suite shower room. Outside there is a generous size rear garden with large outbuilding which can be used for a variety of purposes, garage and off street parking to front.

Situated in the popular yet convenient location within easy reach of local bus routes, major trunk roads and Benfleet mainline station with direct links into London Fenchurch Street. Local shops, amenities and supermarkets are also nearby. Excellent local schools are also close by, the property being within the South Benfleet Primary and King John school catchments. Designed with comfort, convenience, and generous living space in mind, this property truly needs to be viewed internally to be fully appreciated.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Highlights

- / **Stunning Three/Four Bedroom Semi Detached Home**
- / **Set over Three Floors**
- / **Approximately 1800 Square Foot Of Accommodation**
- / **Open Plan Family Room Incorporating Luxury Fitted Kitchen**
- / **Utility Room**
- / **Ground Floor W.C**
- / **Generously Sized Bedrooms**
- / **Three Bathrooms (including two en-suites)**
- / **Private Balcony To Master**
- / **Good Size Landscaped Garden**
- / **Outbuilding/Studio/Home Office**
- / **Garage & Off Street Parking With Electric Car Charging Point**
- / **Spacious & Versatile Layout**
- / **High Quality Finish Throughout**
- / **Easy Reach of Benfleet Mainline Station**
- / **South Benfleet Primary & King John School Catchments**
- / **Viewings Advised**



Composite entrance door with upvc obscure double glazed windows adjacent opening to:

Entrance Hall 20'9 x 6'5 Max \ Amtico flooring, power points, radiator, telephone point, smooth plastered ceiling with inset spotlights, radiator, carpeted stairs with timber balustrade and LED lighting to plinth leading to first floor, understairs storage, doors leading to kitchen/family room and ground floor w.c.

Family Room Incorporating Kitchen 24'10 x 14'1 \ A stunning open plan living area incorporating luxury fitted kitchen. Comprising double bowl sink with moulded drainer and extendable mixer tap inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated fridge/freezer, integrated AEG oven with AEG microwave above, inset induction hob with extractor above, under cupboard spot lighting, breakfast bar facility, upvc double glazed window to side, Amtico flooring, vertical radiator, smooth plastered ceiling with inset spotlights, T.V point, power point, bi-folds to rear elevation providing access to garden, door leading to:

Utility Room 6'4 x 3'11 \ Quartz worktop with cupboards above, space and plumbing for washing machine, further appliance space, power points, Amtico flooring, under cupboard spotlighting, upvc double glazed window to side, smooth plastered ceiling, extractor.

Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, half tiled walls, Amtico flooring, smooth plastered ceiling with inset spotlights, extractor.

Landing \ Fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights, carpeted stairs with timber balustrade and LED lighting to plinth leading to second floor, doors to accommodation off.



Reception Room/Bedroom Three 15'10 Max x 13'1 \ Upvc double glazed window to front with upvc double glazed french doors adjacent opening to Juliet balcony, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling.

Bedroom One 19'1 x 14'2 Maximum Measurements \ Fitted carpet, smooth plastered ceiling, radiator, power points, T.V point, upvc double glazed window to rear with upvc double glazed french doors adjacent leading to balcony, door leading to:

En-Suite Shower Room \ Luxury three piece suite comprising shower cubicle with shower over and tiled surround, push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, half tiled to remaining walls, tiled flooring, heated towel radiator, upvc obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

Private Balcony 14' x 6' Approx. \ A lovely private balcony with glass surround and lighting.

Bathroom \ Modern three piece suite comprising panelled bath with chrome controls, push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, half tiled to walls, tiled flooring, heated towel radiator, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

Second Floor Landing \ Fitted carpet, smooth plastered ceiling with inset spotlights, ample storage cupboards/wardrobe, doors to accommodation off.

Bedroom Two 16'5 x 10'1 Max \ Fitted carpet, Velux windows to side and rear, power points, T.V point, smooth plastered ceiling with inset spotlights, radiator, door leading to:





En-Suite Shower Room \ Stunning three piece suite comprising shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled to shower surround and half tiled to remaining walls, radiator, tiled flooring, extractor, smooth plastered ceiling with inset spotlights.

Bedroom Four 14'7 Reducing To 11'8 x 9'5 Into Wardrobe Depth \ Fitted carpet, power points, T.V point, upvc double glazed window to front, Velux window, radiator, smooth plastered ceiling with inset spotlights, range of attractive fitted wardrobes.

Rear Garden \ The property benefits from a lovely landscaped rear garden. Commencing with resin bound patio providing excellent outside seating facility whilst the remainder is mainly laid to established lawn, fencing to borders, outside tap, sideways leading to garage access to:

Outbuilding 12'3 x 12' \ An excellent feature of this property is the large outbuilding which can be used for a variety of purposes i.e. studio, home office, games room etc. Approached via double glazed doors, power and light connected, laminate flooring.

Garage 21'8 x 10'3 \ Electric shutter door to front, personal door to and from garden, power and light connected, housing boiler, hot water cylinder and meters.

Front Garden \ Resin bound driveway providing off street parking with electric car charging point.











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