



* £325,000- £350,000 * GARAGE AND PARKING * UTILITY ROOM AND DOWNSTAIRS W/C * FOUR BEDROOMS * KING JOHN SCHOOL CATCHMENT * TOWNHOUSE LAYOUT * BUILT-IN WARDROBES AND AMPLE STORAGE * This deceptively spacious townhouse offers a large versatile layout, ample storage throughout, a garage and parking. The accommodation is comprised of; parking for two on the front drive with an additional space in the garage, side access to the picturesque rear garden, a front porch which gives way to the entrance hall, a downstairs bedroom, utility room and separate downstairs WC, a large reception room and kitchen with an open-plan layout on the first floor, and finally, on the top floor there are three great-sized bedrooms, built-in wardrobes/storage and a three-piece family bathroom. There's a great school catchment on offer with Westwood Academy and The King John School both in close proximity, there are amenities and bus links around the corner and the grammar schools are a short bus ride away. Benfleet Station is a short drive away for London commuters and the property is available to view now!
Tax band: C

- Garage
- Large reception room
- Four bedrooms
- Downstairs WC
- Amenities and bus links round the corner
- Parking for two on the driveway
- Townhouse layout
- Utility room
- The King John School catchment area
- Short drive to Benfleet Station for London commuters

Carlton Drive

Benfleet

£325,000

Price Guide



Carlton Drive



Frontage/Parking

Hardstanding driveway providing parking up to 2 vehicles, side access to garden and a UPVC double glazed obscured front door and windows leading to:

Garage

Single integral garage with an up and over door, could be converted like some of the neighbouring properties.

Front Porch

Alcove shelving, coving, coir carpeting and a wooden and obscured glazed door leading to:

Entrance Hallway

Access to downstairs WC, large storage cupboard, carpeted staircase rising to first floor, double radiator, clothing, skirting and wood effect laminate flooring with a door through to:

Utility Room

7'6" x 7'4"

UPVC double glazed rear door and window for garden access, large storage cupboard, wall-mounted and base level kitchen units with sink and mixer tap, tiled splashback, space for washing machine, wall-mounted boiler, radiator, skirting and wood effect laminate flooring.

Bedroom Four (Downstairs)

7'10" x 7'6"

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

Downstairs WC

UPVC double glazed window to front aspect, low-level WC, radiator, floating vanity unit with wash basin, chrome mixer tap and a tiled splashback.

Lounge-Diner

16'8" x 15'5"

Incredibly bright room with UPVC double glazed rear windows and a large opening through to the kitchen, radiator, further carpeted staircase rising to top floor, carpet.

Kitchen

15'5" x 8'1" > 5'8"

UPVC double glazed windows to front aspect, shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap, laminate worktops with tiled splashbacks, radiator, freestanding cooker with hidden extractor fan over, space for fridge/freezer, dishwasher to remain, coving, skirting and wood effect laminate flooring.

Top Floor Landing

Airing cupboard, loft access, skirting and carpet.

Bedroom One

11'6" x 8'10"

UPVC double glazed window to front aspect, built-in wardrobes, coving, radiator, skirting and carpet.

Bedroom Two

11'2" x 8'10"

UPVC double glazed window to rear aspect, built-in wardrobes, radiator, skirting and carpet.

Bedroom Three

7'8" x 6'3"

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

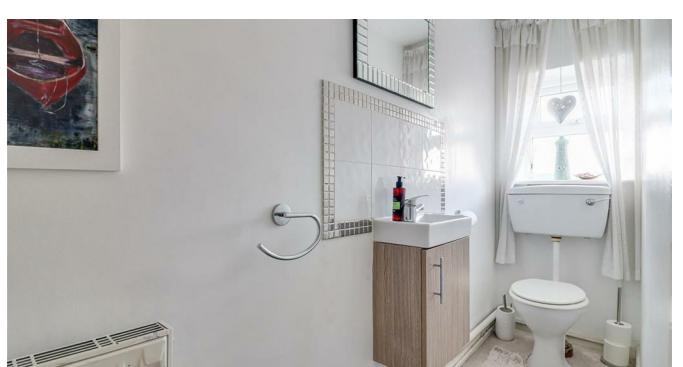
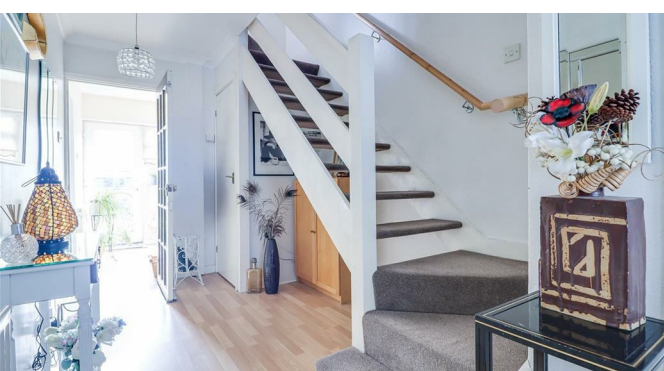
Three-Piece Family Bathroom

6'2" x 5'8"

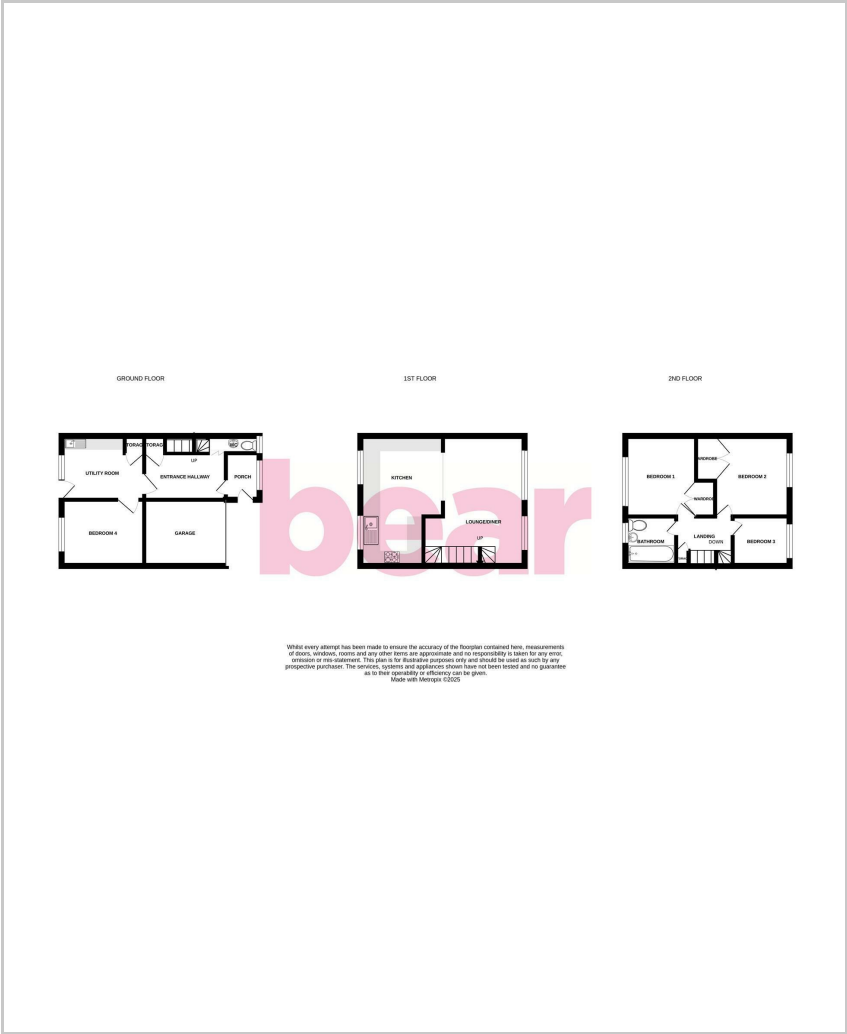
UPVC double glazed window to front aspect, bath with shower attachment and separate power shower, wall-mounted wash basin with traditional chrome taps, low-level WC, radiator, dado rail, partial wall tiling and tile effect lino flooring.

Rear Garden

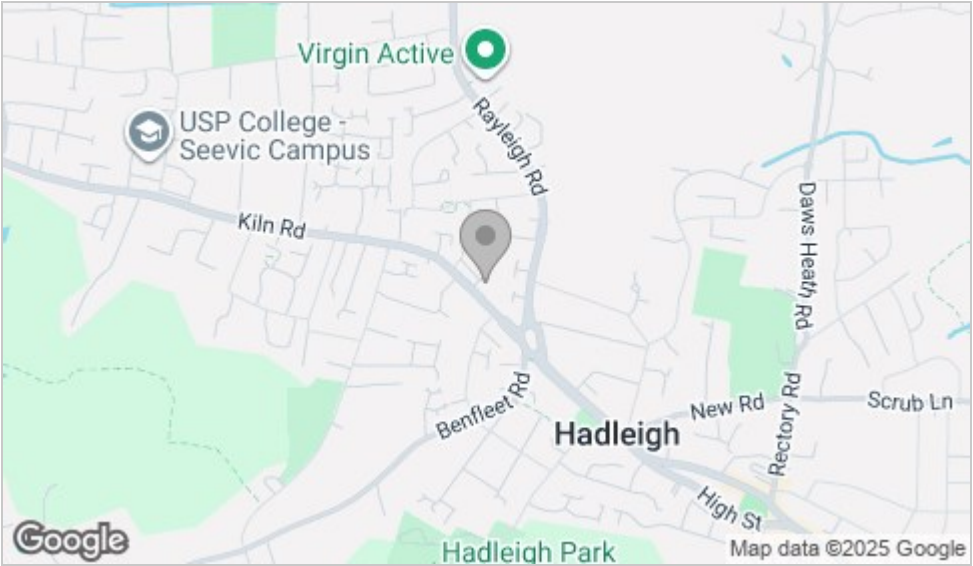
Commences with a paved seating area with the remainder mostly laid to lawn with planting borders, a rear shingle and paved area and gated rear access.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

