

COUNTRYSIDE

ESTATES



85 Vicarage Hill, Benfleet, SS7 1PD

£1,200,000 Freehold

LOCATED IN THIS PRIVATE ROAD AND PEACEFUL SETTING KNOWN LOCALLY AS LITTLE SWITZERLAND, this stunning four/five bedroom individually designed contemporary home offering superb living accommodation which includes a magnificent Family/Diner/Kitchen spanning the entire front of the property having access to an impressive large sun balcony with excellent far reaching views .

This beautifully maintained home is situated back from the road with its own private road and gardens, enjoying a peaceful setting with mature trees and attractive open lawned outlook, Benfleet station is within 10 minutes walk with links to London Fenchurch Street and West Ham for London Underground, Boyce Hill Golf Course just minutes away, and King John School is easily reached on foot. NO ONWARD CHAIN.

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Entrance Hall 5'9 x 31 (1.75m x 9.45m)



Iroko door with glazed inset and side panel leading to spacious entrance hall, solid oak flooring, designer chrome wall mounted radiator, winding wooden open tread designer staircase, skimmed ceiling with inset lights, door to garage.

Bedroom Four 14 x 11'10 (4.27m x 3.61m)



Window to flank, radiator, built in cupboard with consumer box, solid oak flooring, skimmed ceiling with inset lights.

Luxury Shower Room



Modern white suite comprising of walk in fully tiled shower in natural stone finish with overhead shower, vanity wash hand basin with mixer tap and drawers under, wall mounted concealed cistern wc with push button control, skimmed ceiling with inset lights and extractor fan, tiled flooring with underfloor heating.

Cinema Room/Bedroom 15'4 x 14 (4.67m x 4.27m)



Large feature picture window to front, solid oak flooring, radiator, window to flank.

First Level Landing

Access to bedroom two & three, shower room and utility room.

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Bedroom Two 15'5 in large recess x 10'8 (4.70m in large recess x 3.25m)



Window to rear, radiator, skimmed ceiling with inset lights, double floor to ceiling sliding door built in wardrobes.

Bedroom Three 11 x 10'6 (3.35m x 3.20m)



Window to rear, radiator, skimmed ceiling with inset lights, double floor to ceiling sliding door built in wardrobes.

Luxury Shower Room



Modern white suite comprising of large walk in fully tiled shower with overhead and hand held showers, wide vanity wash hand basin with drawers under and large mirror above, wall mounted

concealed cistern wc with push button control, attractive half tiled walls and tiled flooring in natural limestone finish with underfloor heating, skimmed ceiling with inset lights and extractor fan, window to flank, chrome towel radiator.



Utility Room 9'9 x 7'6 (2.97m x 2.29m)

Door to flank with steps leading down to garden, fitted base and wall cupboards, inset stainless steel single drainer sink, plumbed for washing machine and space for tumble drier, tiled flooring.

Second Level Landing



Access to master bedroom, bedroom 5/ study and kitchen/family room

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Master Bedroom Suite 15'5 x 11 (4.70m x 3.35m)



Window to rear, radiator, skimmed ceiling with inset lights, designer radiator, open access to dressing area and pocket door to En-Suite.

Dressing Area 10'3 plus wardrobes x 9'8 inclusive (3.12m plus wardrobes x 2.95m inclusive)



Range of white gloss floor to ceiling wardrobes to three walls, roof light window.

Luxury Bathroom En-Suite 12 x 7'9 (3.66m x 2.36m)



Large picture window to rear, free standing bath with floor mounted taps and mixer tap shower attachment, vanity wash

hand basin with drawers under, wall mounted concealed cistern wc with push button control, 6 inset wall niches, tiled flooring with underfloor heating, skimmed ceiling with inset lights.



Study/Bedroom 5 8 x 6'10 (2.44m x 2.08m)

Window to flank radiator, skimmed ceiling.

Kitchen/Diner/Family Room 34'9 x 18'4 inc 20 (10.59m x 5.59m inc 6.10m)



A magnificent entertaining room with double opening patio doors onto large sun balcony, fitted in kitchen area with range of white gloss base and wall cupboards, integrated fridge, dishwasher, two electric ovens and plate warmer, range of corian worktops with inset sink having instant hot water tap, central island unit with inset induction hob and inset rising extractor, range of cupboards and drawers under, skimmed ceiling with inset lights, solid oak flooring, recessed fireplace, three designer radiators

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Sun Balcony



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A superb large area ideal for entertaining having light and power, glass balustrading and composite decked flooring, delightful outlook over communal gardens with established trees and well maintained lawned area.



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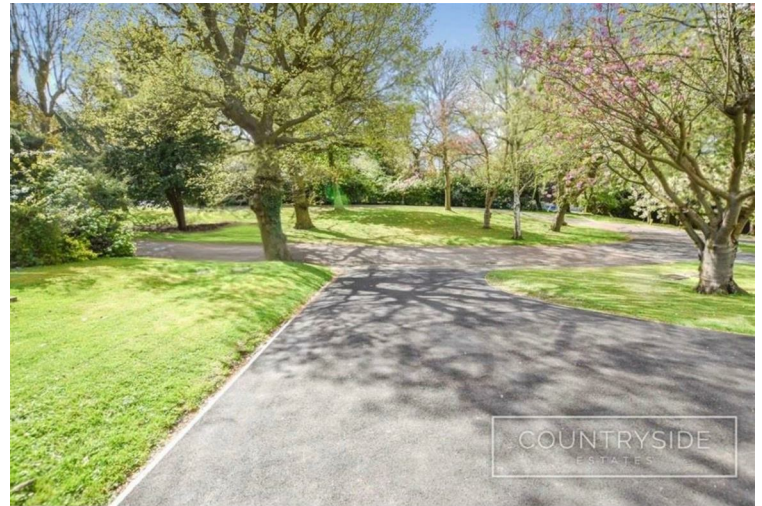
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Communal Garden



Opposite the house in the middle is a large lawned area with established trees, this is maintained at a nominal cost to all residents and maintained on a regular basis.

Rear Garden



A secluded garden backing onto peaceful woodland, having a variety of established shrubs, plants and trees, attractive paved pathways also providing side access, lawned area.

Double Garage 14 '3 x 17 (4.27m '0.91m x 5.18m)

Electric up and over door, light and power, gas wall mounted boiler and pressurised hot water tank, personal door to entrance hall.


Front Garden


Recently finished tarmacked driveway providing ample off street parking.



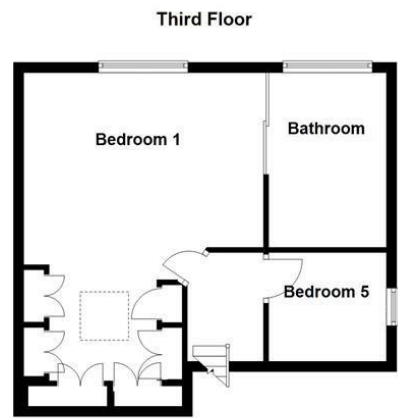
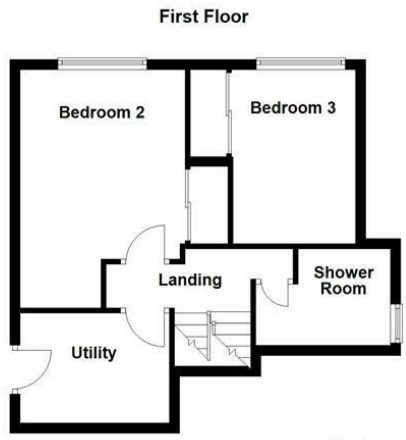
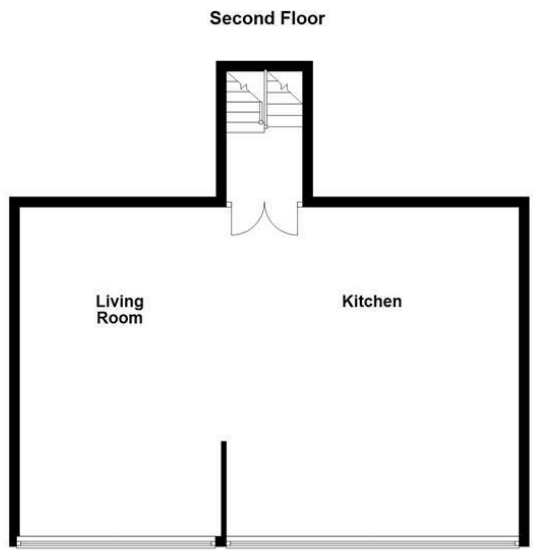
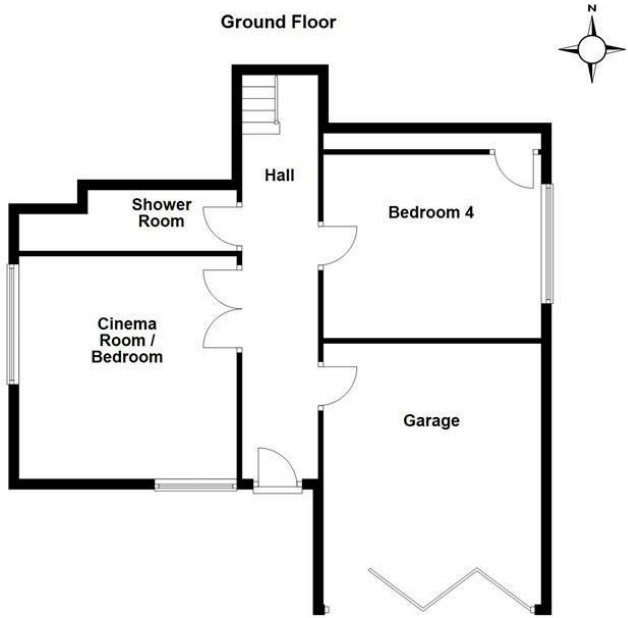
Council Tax Band G

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	75
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	





Total area: approx. 232.3 sq. metres (2500.0 sq. feet)

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143