

# COUNTRYSIDE

ESTATES



## 53 Queens Road, Benfleet, Essex, SS7 1JN

### Guide Price £625,000 Freehold

GUIDE PRICE £625,000 - £650,000 A MOST IMPRESSIVE DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER POSITION WITH POTENTIAL TO EXTEND. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, including shops, schools, and parks, ensuring that everything you need is just a stone's throw away.

Boasting spacious living accommodation with large lounge/diner, luxury fitted kitchen with excess through to the sun room. Two bedrooms, one en-suite and a bathroom. In addition the attic/games room with its own cloakroom. Externally, A beautifully landscaped garden with both lawn and numerous patio areas, plus a heated swimming pool and two outbuildings. VIEWINGS STRONG ADVISED.



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## Accommodation

Upvc double glazed entrance door leading through to entrance porch. Wooden part glazed door opening into:

## Entrance Hall



Attractive stone tiled floor. Door leading to:

## Lounge 22'0" x 13'9" (6.71m x 4.19m)



An elegant and spacious room with upvc French doors to rear with full height side panels and windows. Attractive wood laminate flooring. Decorative Coved and skimmed finished ceiling with two ornamental ceiling roses. Dado rail. Feature stone fire place with log burner. Radiator. Half glazed double doors to hall.



## Kitchen 12'0" x 10'11" increasing to 14'0" (3.66m x 3.33m increasing to 4.27m)



Leaded light upvc double glazed window to flank and upvc French doors leading onto conservatory. Attractive tiled floor. Range of luxury cream coloured fitted base and wall cupboards. Range of granite worktops with inset 1.5 stainless steel sink unit with chrome mixer tap. Feature inset leaded and stained glass ceiling light. Attractive tiled splash backs to work surface areas. Built-in appliances comprising integrated fridge, two integrated freezers, dishwasher, washing machine and tumble dryer. Rangemaster dual fuel gas/electric oven with five ring gas hob. Integrated microwave. Fitted cornices and pelmets to units, drawer pack unit. Skimmed finished ceiling with inset ceiling lights.



**Conservatory 19'0" x 12'6" (5.79m'0.00m x 3.66m'1.83m)**



**Ensuite**



A superb, bright and spacious room with full height picture window to rear enjoying delightful outlook over garden. Door to side. French doors to other side leading onto raised patio area. Oak bar to remain. Radiator. Attractive ceramic tiled floor.

**Bedroom One 14'9" x 12'0" (4.50m x 3.66m)**



Upvc leaded light double glazed bay window to front. Radiator. Decorative Coved and skimmed finished ceiling. Ornamental ceiling rose. Dado rail. Power points.



White suite comprising close coupled W.C. Pedestal wash hand basin. Double width fully tiled shower cubicle with extractor fan. Attractive half tiled walls with dado tiled border. Leaded and stained glass upvc double glazed window to flank. Coved and skimmed finished ceiling with inset ceiling lights. Towel radiator. Cupboard housing gas central heating boiler.

**Bedroom Two 9'0" x 8'0" plus wardrobes (2.74m x 2.44m plus wardrobes)**



Upvc leaded light double glazed bay window to front. Radiator. Power points. Decorative Coved and skimmed finished ceiling. Ornamental ceiling rose. Double mirror fronted floor to ceiling wardrobes. Door to bathroom.

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## Bathroom



White suite comprising inset vanity wash hand basin set in marble top, with cupboards under. L-shaped bath with shower unit above. Close coupled W.C. Half tiled walls with dado tiled border and full height tiling to bath area. Covered ceiling with inset ceiling lights. Attractive tiled floor. Upvc leaded light double glazed window to flank.

## Attic Room 18'0" x 18'0" (5.49m x 5.49m)



Velux windows to front, rear and flank. Radiator. Power points. Eaves cupboards. Skimmed finished ceiling with inset ceiling lights. Door to:

## Cloakroom



Close coupled W.C Pedestal wash hand basin, half tiled walls.

## Rear Garden approx 80'0" x 52'0" (approx 24.38m x 15.85m)



A superb landscaped garden, with raised feature patio area and steps leading down to well maintained and good sized lawn area, with flower beds.



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## Cabin



Located to rear of the garden, with oak flooring. Mezzanine floor.

## Shower Room

Comprising fully tiled shower cubicle with electric shower unit. Close coupled W.C. Wash hand basin. Ceramic tiled floor and adjacent SAUNA.

## Workshop

with patio doors to front and door to rear providing access to public footpath, which also provides access in turn to the golf course. Off the workshop is the pump room, having gas fired boiler and filtration unit for swimming pool and there is an adjacent storage shed for garden tools. We understand that there are numerous lights around the garden, operated by remote control.

## Agents Note

Potential to extend either into a house or chalet subject to planning permission, however the current owners previously obtained planning permission to convert the attic room into an additional bedroom. The application was approved but now have expired, however the previously approved plan can be viewed for reference on Castle Point Borough Council using ref: 16/0245/FUL

## Heated Swimming Pool



## Council Tax

Band E - Castle Point Borough Council

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		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

With Roman end. Attractive paved surround, feature wall. Oak and bamboo bar with mosaic tiled top. Light/fan.

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TOTAL FLOOR AREA : 1981 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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