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today on 01268 777400**



Fernlea Road, Benfleet £440,000

LOCATION, LOCATION, LOCATION -This 3/4 bedroom detached home has everything a family could want. The previous owners converted bedroom four into a stunning luxury en suite bathroom which can easily be converted back into the fourth bedroom if required, currently benefiting from three double bedrooms, two reception rooms, ground floor W/C, modern family bathroom, off street parking and a garage. Located in South Benfleet this elevated home has beautiful views of Boyce Hill Golf Course that stretch as far as Hadleigh water tower and Tilbury docks.

ENTRANCE

UPVC double glazed door opening to

HALLWAY

laminated flooring, double glazed obscured windows and enough space for a bureau, this entrance hall is a lovely welcome to the house with doors leading into:

LOUNGE

19'0" x 13'2" (5.79m x 4.01m)

A sizable living room with space enough for multiple couches. Skimmed ceiling, wall lighting, a feature fireplace, storage cupboard housing the boiler and a large double glazed curved bay window to the front of the property. Door leading to:

KITCHEN

12'0" x 9'5" (3.66m x 2.87m)

This kitchen has a generous amount of countertop space comprised of a range of modern eye level and base units. Comes including a built in 4 ring induction hob, inset sink drainer, electric oven, microwave and integrated fridge freezer. With space, plumbing and electrics for both a washing machine and dishwasher. It has modern laminated flooring, spotlight insets, skimmed ceiling, a 3 section, double glazed rear aspect window and side access through a UPVC double glazed backdoor.

Arched opening leading to:

DINING ROOM

12'0" x 10'1" (3.66m x 3.07m)

Laminated flooring with a wooden design, skimmed ceiling and double glazed French style doors overlooking and leading to the rear garden.

W/C

A two piece downstairs W/C with wash basin, and laminated flooring.

LANDING

Access to loft with a drop down ladder and airing cupboard containing the hot water tank, this landing has a double glazed obscured window over the stairs and doors leading to:

BEDROOM ONE

13'3" x 12'10" (4.04m x 3.91m)

Master bedroom easily fitting a super king sized bed, skimmed ceiling and carpeted floor, with fitted wardrobes with CCTV screen and doors leading to the ensuite. Overlooking everything from Hadleigh water tower to Tilbury docks, this room boasts the best views from the house with Boyce Hill Golf Course at its centre.

ENSUITE/BEDROOM FOUR

12'10" x 7'0" (3.91m x 2.13m)

The master bedrooms ensuite (formally bedroom four), 4 piece half tiled bathroom consisting of a double width bath, separate shower cubicle, and close coupled w/c and wash basin. The ensuite has its own hot water system with a storage closet containing a separate hot water cylinder, and a double glazed, obscured, front aspect window.

BEDROOM TWO

12'1" x 9'5" (3.68m x 2.87m)

Double bedroom with laminated flooring, skimmed ceiling, fitted wardrobes and a three section double glazed window overlooking the garden.

BEDROOM THREE

11'4" x 10'4" (3.45m x 3.15m)

Another double bedroom, with carpeted floor, skimmed ceiling, fitted wardrobes and a three section double glazed window overlooking the garden.

BATHROOM

7'4" reducing to 5'5" x 5'10" (2.24m reducing to 1.65m x 1.78m)

Skimmed ceiling, spotlight insets double glazed obscure window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with mixer power shower above. Chrome heated towel rail, part tiled walls and laminated flooring.

FRONTAGE

The front of the property has a two car driveway leading to the garage, steps up to the front door with a storm porch, CCTV cameras that can be viewed from the screen in BEDROOM ONE as well as exterior lighting.

REAR GARDEN

The rear garden is mainly laid to lawn and has gated side access, outside tap and outside power supply. The wooden storage sheds are to stay with the property.

GARAGE

18'9" x 8'9" (5.72m x 2.67m)

Comprising of an up and over garage door, mezzanine storage, with power and lighting.

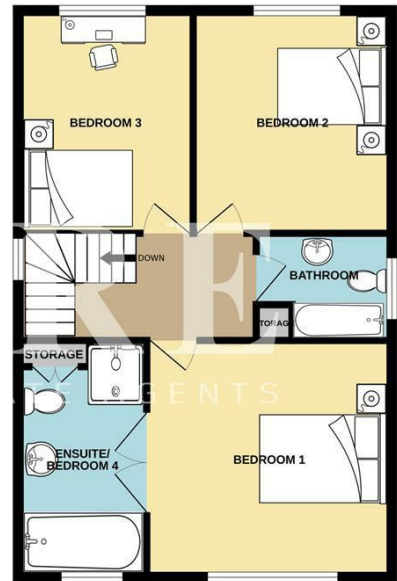
BASEMENT
101 sq.ft. (9.3 sq.m.) approx.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



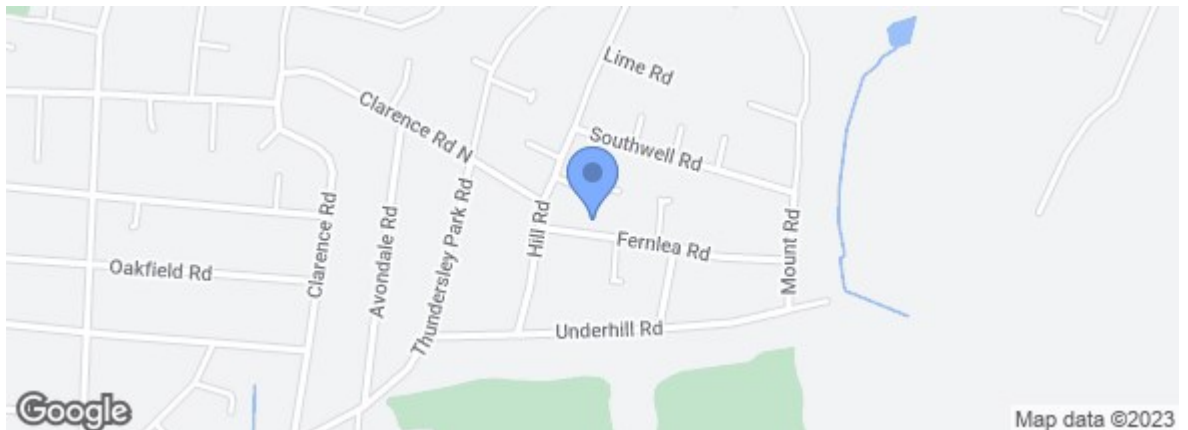
1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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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			
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	



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