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today on 01268 777400*



Fleet Road, Benfleet £375,000

- **FOUR BEDROOM SEMI**
- **GROND FLOOR BATHROOM**
- **TWO GROUND FLOOR BEDROOMS**
- **26FT GARAGE/CAR PORT**
- **WALKING DISTANCE TO BENFLEET TRAIN STATION**
- **RECENTLY BEEN EXTENDED**
- **FIRST FLOOR SHOWER ROOM**
- **TWO/THREE FIRST FLOOR BEDROOMS**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO LOCAL SHOPS AND FIELDS**

This stunning, versatile and recently extended four/five bedroom semi detached home offers two ground floor double bedrooms, ground floor spacious and modern bathroom, spacious kitchen/diner and lounge, on the first floor there are currently two further double bedrooms and a spacious modern shower room, the 22ft master bedroom has been designed to be split into two bedrooms if required creating three bedrooms on the first floor, a landscaped rear garden, a 26ft in length garage/car port, off street parking and situated within walking distance to Benfleet Train Station, local shops, transport links and fields. Guide £365,000 to £375,000.

Entrance

UPVC double glazed door opening to the hallway.

Hallway

Smooth plastered and coved ceiling, rustic Oak effect laminate flooring, radiator, staircase leading to first floor, door opening to:

Kitchen Diner

15'6 x 9'7 (4.72m x 2.92m)
Kitchen comprises of a range of wall and base units in a cream shaker style fashion, solid wood work top surface with white tiled splash back, inset white ceramic one and a half bowl sink drainer with stainless steel mixer tap over, inset Electric oven, four burner Electric hob with extractor hood above, integrated fridge freezer, space for washing machine, smooth ceiling with inset spot lights, tile effect vinyl flooring, radiator, UPVC double glazed door opening to the garage, additional UPVC double glazed French doors opening to the rear garden, UPVC double glazed window looking on to the rear garden.

Lounge

12'4 x 9'6 (3.76m x 2.90m)
UPVC double glazed window to rear, smooth plastered and coved ceiling, rustic Oak effect laminate flooring continued from hallway, false chimney breast with decorative wrought iron fireplace, radiator.

Ground Floor Bedroom One

11'10 x 10'11 (3.61m x 3.33m)
UPVC double glazed bay window to front, smooth plastered and coved ceiling, rustic Oak effect laminate flooring continued from hallway, radiator.

Ground Floor Bedroom Two

12'5 x 9'8 (3.78m x 2.95m)
UPVC double glazed bay window to front, smooth plastered and coved ceiling, complimentary neutral coloured carpet flooring, radiator.

Ground Floor Bathroom Suite

11'8 x 6'2 (3.56m x 1.88m)
An exquisite bathroom suite comprising of an L shaped range of white gloss cupboards with black contrasting roll top work top with enclosed W/C with chrome effect push button flush, and hand wash basin with stainless steel mixer tap above, bath with stainless steel mixer tap over, wall mounted stainless steel shower control with overhead rainfall mixer and glass screen over bath, white tiled walls around bath, shower and sink, smooth plastered with inset spot lights, obscure UPVC double glazed window to side, built in storage cupboard, natural stone tile effect vinyl flooring, designer radiator with heated towel rail

Landing

Complimentary neutral coloured carpet flooring continued from the stairs, smooth plastered ceiling with inset spot lights, doors opening to:

First Floor Bedroom Three

22'1 x 8'5 (6.73m x 2.57m)
This 22' spacious room has been cleverly designed to be used as the Master bedroom suite or with a stud wall and new entry door location divided into two spacious rooms, there are UPVC double glazed window to rear and two radiators to rear wall already in place so the room can easily be divided if required, smooth plastered ceiling, complimentary neutral coloured carpet flooring.

First Floor Bedroom Four

17'5 x 8'4 max (5.31m x 2.54m max)
UPVC velux window to front with fitted pull down blind, smooth plastered ceiling, complimentary neutral coloured carpet flooring, radiator, storage cupboard in eaves.

First Floor Shower Room

11'4 x 7'9 (3.45m x 2.36m)
A stunning first floor shower room comprising of a walk in shower enclosure with wall mounted stainless steel shower control and overhead rainfall mixer, low level close coupled

toilet with chrome effect push button flush, pedestal hand wash basin with stainless steel mixer tap over, white tiled walls in a brick bond fashion in shower cubicle and half tiled in matching white brick bond fashion to remainder of the room, double glazed velux window to front with fitted pull down blind, storage cupboard housing the boiler, extractor fan, smooth plastered ceiling with inset spot lights.

Rear Garden

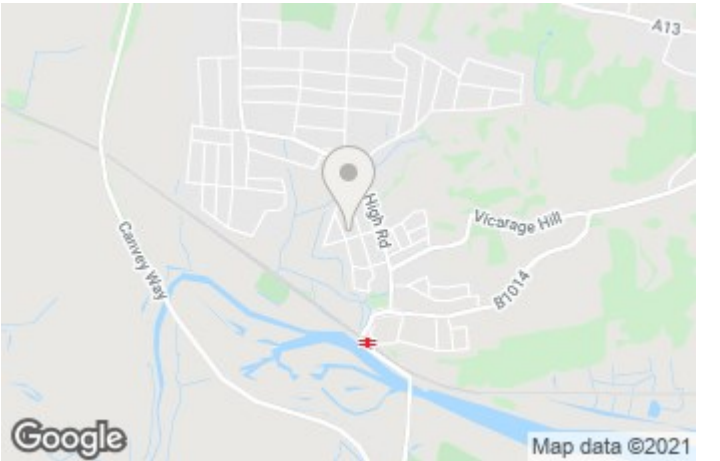
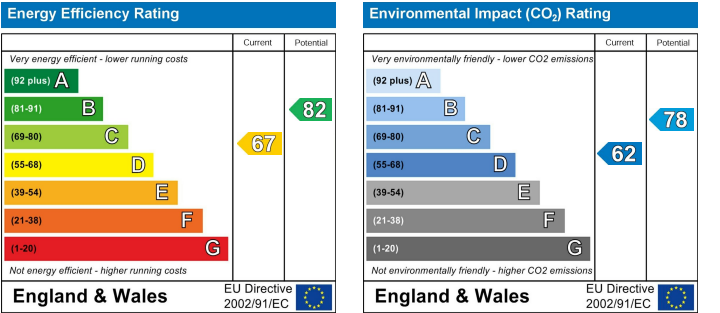
Commencing with paved patio area suitable for outside tables and chairs, remainder laid to lawn, paved path leading to the rear of the garden where there is a raised decking area with timber balustrades suitable for BBQ's and entertaining, timber shed to remain, courtesy door opening to the garage.

Garage / Car Port

26'7 x 8'0 (8.10m x 2.44m)
Up and over door, polycarbonate ceiling, white UPVC clad walls to right and rear aspect, courtesy door to rear garden, UPVC double glazed door to kitchen diner.

Frontage

Driveway providing off street parking for two to three vehicles, lawn area housing a variety of shrubs and bushes, access to the garage with up and over door.



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