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## North Benfleet Hall Road, Wickford £375,000

BE THE 1ST FIRST TO SEE THIS HIDDEN GEM AND WATCH THE MARKETING VIDEO TO SEE THIS HOME IN ALL OF ITS GLORY IN THE TAB BELOW. Offered for sale is this mid 1800s double fronted cottage which has been tastefully refurbished to an extremely high standard offering a wonderful blend of 'old and new'. The property is located in a semi rural area benefiting from open farm land views to rear with the added benefit of being in easy access to both the A13 and A127 providing direct access to London and the M25. This really is something special and we would advise an early viewing to avoid disappointment. Offered with no onward chain.

## **Front Elevation**

Accessed via a built up well maintained road cutting over across fields and green open space towards the cottage. Parking is available directly opposite the property with a pathway leading to entrance porch.

## **Porch**

Composite double glazed door to front, wooden door leading to

## **Lounge / Dining Room**

25'3 x 12'1 (7.70m x 3.68m)

Character white painted beamed ceiling, double glazed lead light window to front x 2, radiator x 2, brick built feature fireplace with inset log burner, space for table and chairs, fitted neutral carpet to remain, blind staircase leading to first floor. stable wooden door leading to kitchen / Breakfast Room.

## **Kitchen / Breakfast Room.**

25' 3 x 8 (7.62m 0.91m x 2.44m)

White painted beamed ceiling, double glazed lead light windows x 2 overlooking rear garden, space for range cooker with decorative brick over and tiled splashback in a white metro tile in a brick bond pattern, kitchen comprises of a range of white shaker style wall and base units with stone marble worktop's over with inset stainless sink. stainless steel telescopic mixer tap over, built in washing machine, built in dishwasher, built in fridge freezer, additional breakfast bar and kitchen full length unit, polished white marble effect porcelain tile, open access leading through to additional reception room / Sitting Room.

## **Sitting Room / Additional Reception Room**

15'8 x 8 (4.78m x 2.44m)

Smooth ceiling, double glazed lead light window to rear, double glazed lead light window to side, UPVC double glazed French doors leading to rear garden, radiator, fitted neutral carpet to remain.

## **Landing**

Stairs rising from the first floor, smooth ceiling with centre light point, loft access via loft hatch, doors leading to.

## **Bedroom One**

15'8 x 8'3 (4.78m x 2.51m)

Painted timber ceiling, UPVC double glazed lead light window to front, column church style radiator, built in storage wardrobes with mirrored fronts, raised window seat, UPVC lead light French doors leading to roof space and potential balcony over looking garden and open farm land.

## **Bedroom Two**

White timber painted ceiling, UPVC lead light double

glazed window to front, church style column radiator, fitted neutral carpet, wooden door leading to dressing room walk in wardrobe, the wardrobe is shelved and has hanging rails with the wall mounted recently install gas boiler to the rear of the cupboard.

## **Family Bathroom**

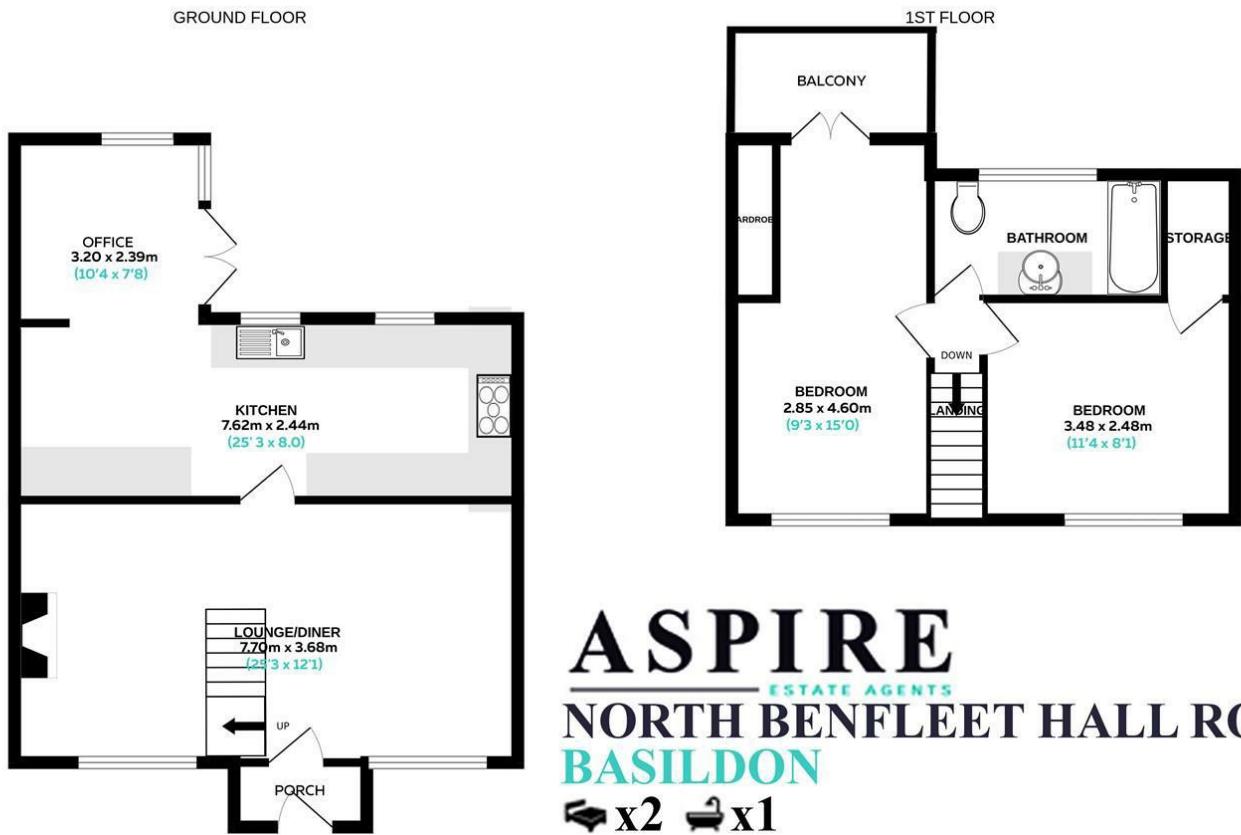
White painted beamed ceiling, with centre light point, UPVC lead light double glazed window to rear, wooden wall panelling, three piece bathroom suite comprising of close coupled low level w/c with inset push button flush, pedestal hand wash basin with chrome effect hot and cold tap over, white bath with tiled bath panel and chrome effect hot and cold tap over, over head chrome effect towel rail over with glass splash back surround. White metro tiling to walls, tiled grey light slate effect flooring. door returning to hallway.

## **Garden**

Commencing with a gravel patio area, with a raised wooden sleeper to an additional raised lawn area, veggie patch area, raised decked area, planted trees and border, brick built seating area, wooden built shed, fenced borders and outstanding open farm land views to the rear boundary.

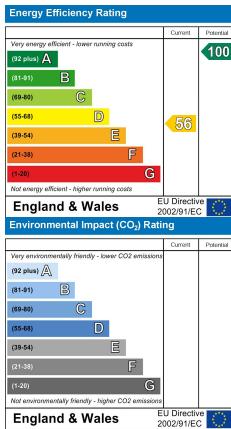
## **Parking**

The property is accessed via a long well maintained tarmac and concreate road and there is parking available directly opposite the cottage.



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➡ x2 ➡ x1

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