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Kingsley Crescent, Benfleet £2,000

This stunning three bedroom semi-detached family home is a fine example. Upon entering the individually designed and uniquely decorated hallway, you are greeted with a modern kitchen/diner showcasing feature skylight encasing the room with natural light. Leading into the lounge, a custom built media wall is the proud centre piece. The ground floor boasts an open plan utility area with built in wine cooler, perfect for entertaining guests. A modern ground floor W/C is also featured along with a third double size bedroom. When venturing to the first floor, the individual designed bathroom is displayed along with two further double size bedrooms. A beautifully landscaped garden awaits you along with the added benefit of a garage. Situated in a great location within walking distance of Thundersley Common, this house is perfect for families and those seeking outdoor activities and is also close to local amenities for added convenience.

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ENTRANCE

UPVC double glazed door opening to

towel rail. Part tiled walls. Tiled floor. Eaves storage housing boiler. Extractor fan.

HALLWAY

Obscured double glazed window to front aspect. Skimmed ceiling. Stairs to first floor accommodation. Understairs storage. Laminate flooring. Door to:

FRONTAGE

Laid lawn area with path to front door, side access to the rear garden.

KITCHEN/DINER 17' 1" x 10' 10" (5.21m x 3.3m)

Skimmed ceiling with inset spotlights. Skylight. Double glazed windows to rear aspect double glazed door to rear garden. A range of base and eye level units. Solid wood work tops. Sink/drain. Integrated four ring induction hob. Extractor fan above. Integrated electric oven. Integrated microwave. Integrated dishwasher. Space for fridge/freezer. Tiled splashbacks. Tiled floor. Electric radiator.

REAR GARDEN

Paved patio and stone shingle areas leading to laid lawn with sleeper flower beds. Raised decking area. Wood shed to remain. Gated side access. Outside lighting. Outside tap. Outside power.

GARAGE

Up and over door.

UTILITY AREA

Skimmed ceiling with inset spotlights. Base and eye level units. Solid wood work tops. Built in wine cooler. Space for washing machine. Airing cupboard housing warm air unit. Tiled flooring.

LOUNGE 11' 5" x 10' 1" (3.48m x 3.07m)

Built in custom media wall for TV and display cubes. Ceiling fan. Laminate floor.

GROUND FLOOR CLOAKROOM

Skimmed ceiling with inset spotlights. Double glazed window to side aspect. Close coupled WC. Hand wash basin with storage beneath. Tiled flooring.

BEDROOM THREE 12' 6" x 10' 6" (3.81m x 3.2m)

Skimmed ceiling. Double glazed window to front aspect. Laminate flooring.

LANDING

Skimmed ceiling. Double glazed window to side aspect. Laminate floor. Doors to:

BEDROOM ONE 15' 8" x 9' 7" (4.78m x 2.92m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Laminate floor. Electric radiator. Eaves storage cupboard.

BEDROOM TWO 10' 9" x 8' 9" (3.28m x 2.67m)

Skimmed ceiling. Double glazed window to rear aspect. Laminate floor.

BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m)

Skimmed ceiling. Obscured double glazed window to rear aspect. Panel bath with mixer shower. Low level WC. Hand wash basin with storage beneath. Heated

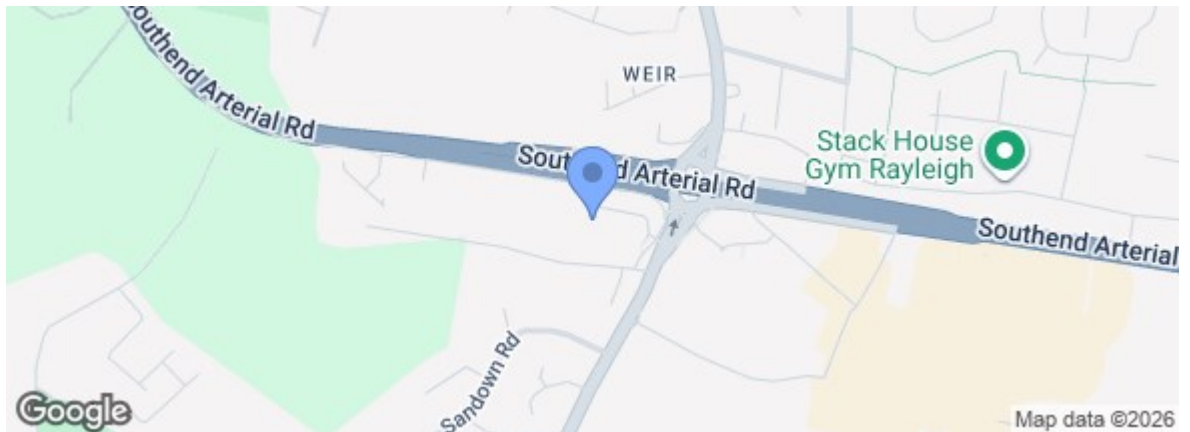
GROUND FLOOR

1ST FLOOR



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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