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today on 01268 777400*



Shorefields, Benfleet £725,000

6 BEDROOM - 3 RECEPTION ROOM - 3 BATHROOM DETACHED HOUSE. This property really does have it all with an abundance of reception space, open plan kitchen breakfast room, bathrooms serving bedrooms on both 1st and 2nd floor, amazing views over over farmland and beyond and all located within easy access to both the A13 and Benfleet mainline train station to London. The property has been extremely well looked after over many years and benefits from many fine features. Early viewing is advised for this one off well presented spacious family home.

Property Details

FRONT ELEVATION - The Front of the property commences with a paved driveway providing off street parking for three vehicles and access to GARAGE. Gated side access.

RECEPTION HALL Coved and skimmed ceiling. Stairs to **FIRST FLOOR ACCOMMODATION**. Radiator with decorative cover. Doors to:

KITCHEN 16' 1" x 12' 8" (4.9m x 3.86m) Part vaulted ceiling, part skimmed ceiling. Spotlight insets. UPVC double glazed window lead light window to rear aspect. UPVC double glazed lead light door to side. Range of modern base, eye level and floor to ceiling units. Granite working surfaces. Matching upstands and window sill. Matching island with inset stainless steel sink with freestanding mixer tap. Inset Neff 5 ring gas hob with Neff extractor hood over. Built in twin Neff electric oven with warming drawer under. Integrated Neff microwave oven. Integrated Neff dishwasher. Space for wine cooler. Space and plumbing for American style fridge/freezer. Radiator. Built in storage cupboard. Granite tiled floor.

BREAKFAST ROOM 13' 1" x 7' 1" (3.99m x 2.16m) Vaulted ceiling. Obscure UPVC double glazed window to side aspect. French style doors providing access to and overlooking **REAR GARDEN**. Radiator with decorative cover. Karndean flooring.

DINING ROOM/FAMILY ROOM 12' 10" x 12' 3" (3.91m x 3.73m) Coved and skimmed ceiling. Radiator. Karndean flooring. Opening to:

LOUNGE 14' 8" x 12' 4" (4.47m x 3.76m) Coved and skimmed ceiling. Double glazed bay and sash windows with plantation shutters to remain, to front aspect. Feature bathstone fireplace with living flame gas fire insert to remain. Radiator.

GROUND FLOOR CLOAKROOM 8' x 3' 2" (2.44m x 0.97m) Coved and skimmed ceiling. Obscure double glazed lead light window to side aspect. Two piece suite comprising close coupled dual flush w/c and vanity mounted wash hand basin with chrome mixer tap. Tiled splashbacks. Fitted mirror. Natural slate floor.

FIRST FLOOR LANDING Obscure lead light window to half stair. Coved and skimmed ceiling. Spotlight insets. Airing cupboard. Stairs to **SECOND FLOOR ACCOMMODATION**. Radiator with decorative cover. Doors to:

BEDROOM ONE 16' 2" x 12' 4" (4.93m x 3.76m) Coved and skimmed ceiling. Two UPVC double glazed sash windows to rear aspect with views across farmland. Door to:

ENSUITE 8' x 6' (2.44m x 1.83m) Coved and skimmed ceiling. Spotlight insets. UPVC double glazed windows to side aspect. Three piece suite comprising close coupled w/c, Villeroy & Boch vanity mounted wash hand basin with chrome mixer tap and Villeroy & Boch shower cubicle with power shower. Chrome heated ladder style towel rail. Travertine floor.

BEDROOM TWO 12' 6" x 11' 10" (3.81m x 3.61m) Coved and skimmed ceiling. Two UPVC double glazed sash windows to front aspect with blinds to remain. Radiator.

BEDROOM THREE 12' 10" x 8' 9" (3.91m x 2.67m) Coved and skimmed ceiling. Two UPVC double glazed sash windows to front aspect with blinds to remain. Radiator.

BEDROOM FOUR 13' x 7' 10" (3.96m x 2.39m) Coved ceiling. Two UPVC double glazed sash windows to rear aspect with blinds to remain. Radiator. Far reaching views over farmland and beyond

LUXURY BATHROOM 8' 3" x 7' 8" (2.51m x 2.34m) Skimmed ceiling. Spotlight insets. Two obscure UPVC double glazed windows to side aspect. Villeroy & Boch three piece suite comprising close coupled w/c, wall mounted wash hand basin with mirror over and chrome mixer tap, and bath with overhead rainmaker power shower. Villeroy & Boch tiled walls and floor. Designer radiator.

SECOND FLOOR LANDING Coved and skimmed ceiling. Spotlight insets. UPVC double glazed window to side aspect. Doors to:

BEDROOM FIVE 17' reducing to 10' 7" x 13' 3" (5.18m x 3.23m x 4.04m) Skimmed ceiling. Spotlight insets. Double glazed sash window to front aspect with blinds to remain. Radiator. Eaves storage cupboard.

BEDROOM SIX/STUDY 13' 2" x 7' 10" (4.01m x 2.39m) Skimmed ceiling. Spotlight insets. Two UPVC double glazed sash windows to rear aspect with glorious views. Radiator. Laminate wood effect flooring. Far reaching views over farmland and beyond.

SHOWER ROOM 7' 8" x 5' 10" (2.34m x 1.78m) Skimmed ceiling. Spotlight insets. Velux window. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin with chrome mixer tap and tiled

shower enclosure with power shower. Range of fitted units. Tiled floor.

REAR GARDEN is West backing, measures approx. 60' and backs directly onto farmland. Commencing with resin imprinted patio with retaining brick wall and steps up to lawn area. Established flower beds and shrubs. Fencing to both side boundaries. Picket fence to rear. Gated side access. Access door to GARAGE. Small external storage cupboard.

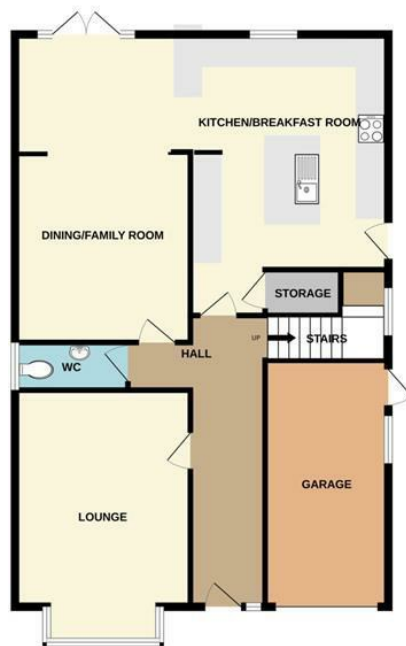
GARAGE 16' 10" x 7' 8" (5.13m x 2.34m) With up and over door. Power and lighting. Obscure glazed door to side aspect providing access to REAR GARDEN. Space and plumbing for washing machine and tumble dryer. UPVC Courtesy door to side.

TOTAL FLOOR AREA: 2318 sq.ft. (215.4 sq.m.) approx.
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STREET FLOOR
450 sq.ft. (41.8 sq.m.) approx.



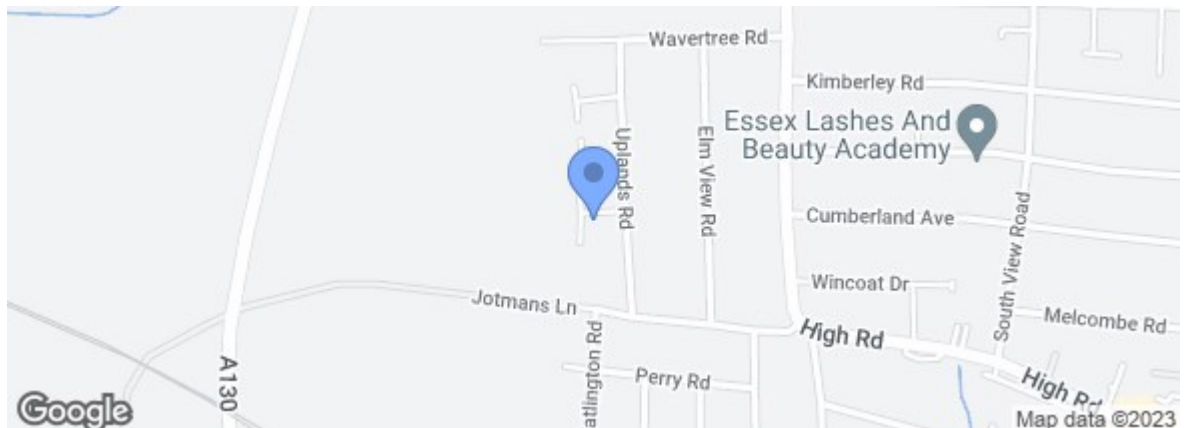
GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



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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