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## Brook Road, Benfleet Guide price £650,000

- Detached Executive Style 4 Bedroom Detached House
- Underfloor Heating
- Close to local Shops & Amenities
- Four Large Double Bedrooms
- 100Ft Garden
- Just over half a mile from Benfleet station
- Gas central heating
- Kitchen With Separate Utility Room
- Two Large Out Buildings
- Study

**GUIDE PRICE £650,000 - £675,000** Aspire Estate Agents proudly presents this exceptional 4 bedroom detached house situated in the highly sought-after SS7 area close to local shops and amenities. A short walking distance to Benfleet Mainline Train Station providing direct access to London Fenchurch Street. This impressive property offers generously proportioned living spaces and promises a comfortable and lavish lifestyle. Combining grace, sophistication, and contemporary design, this home is an ideal choice for families looking for a peaceful and convenient setting.

### Property Details

**ENTRANCE HALL** Smooth ceiling. Spotlight insets. Obscure double glazed window to front aspect. Stairs to first floor accommodation with bespoke hand made under stairs storage. Security alarm. Laminate flooring. Doors to:

**GROUND FLOOR CLOAKROOM** Smooth ceiling. Spotlight insets. Obscure double glazed window to front aspect. Two piece suite comprising low level w/c and hand wash basin with storage beneath. Water softener. Stainless steel heated towel rail. Tiled floor.

**LOUNGE** 20' 4" x 11' 8" (6.2m x 3.56m) Double glazed window to front aspect with fitted blinds to remain. Feature fireplace with gas fire insert. Radiator. Laminate flooring.

**KITCHEN/DINER** 21' 2" x 10' 10" (6.45m x 3.3m) Smooth ceiling. Spotlight insets. Double opening doors leading to conservatory. Range of modern high specification base and eye level units with Swarovski handles. Stone work tops. Inset one and a half sink bowl drainer with waste disposal. Inset 5 ring induction hob with pop up extractor fan and pop up power points. Integrated self cleaning double electric oven/microwave. Integrated warming drawer. Integrated dishwasher. Space for American style fridge/freezer. Breakfast bar with matching stone working surface. USB power points. Tiled floor with under floor heating. Opening to:

**UTILITY ROOM** 11' 10" x 3' (3.61m x 0.91m) Smooth ceiling. Spotlight insets. Space and plumbing for washing machine. Space for tumble dryer. Base and eye level units. Roll edged working surfaces. Inset ceramic sink. Tiled floor.

**CONSERVATORY** 27' 10" x 12' 9" (8.48m x 3.89m) Double glazed windows to all sides with built in blinds. Double glazed French style doors with built in screens, leading to rear garden. Ceiling fan. Two radiators. Laminate flooring.

**STUDY** 10' x 9' 8" (3.05m x 2.95m) Double glazed window to rear aspect. Radiator. Laminate flooring.

**FIRST FLOOR LANDING** Smooth ceiling. Spotlight insets. Loft access with drop ladder. Airing cupboard housing combi boiler. Laminate flooring. Doors to:

**BEDROOM ONE** 16' 3" x 12' 7" reducing to 9' 7" (4.95m x 3.84m > 2.92m) Spotlight insets. Double glazed window to front aspect with fitted blinds. Fitted wardrobes. Radiator. Laminate flooring. Door to:

**ENSUITE** 9' 8" x 9' 3" (2.95m x 2.82m) Smooth ceiling. Spotlight insets. Obscure double glazed window to front aspect. Four piece suite comprising low level w/c, bidet, hand wash basin with storage beneath and shower cubicle with mixer shower with rainfall shower head. Stainless steel heated towel rail. Built in laundry baskets. Plinth lighting. Extractor fan. Tiled floor with under floor heating.

**BEDROOM TWO** 15' 5" x 11' 9" (4.7m x 3.58m) Double glazed window to rear aspect. Fitted wardrobes. Radiator. Laminate flooring.

**BEDROOM THREE** 12' 7" x 9' 9" (3.84m x 2.97m) Double glazed window to front aspect with fitted blinds. Radiator. Laminate flooring. Door to:

**BEDROOM FOUR** 12' 6" x 7' 9" (3.81m x 2.36m) Double glazed window to rear aspect. Fitted wardrobes. Radiator. Laminate flooring.

**LUXURY BATHROOM** 11' 1" x 7' 7" (3.38m x 2.31m) Smooth ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Four piece suite comprising low level w/c, vanity mounted hand wash basin, free standing bath and double shower cubicle with mixer shower and rainfall shower head. Built in laundry baskets. Built in LED waterproof TV. Extractor fan. Stainless steel heated towel rail. Tiled floor with under floor heating.

**OUTSIDE OF PROPERTY:** To the Front of the property, a block paved driveway provides off

street parking for three vehicles and access to Garage

The westerly backing rear garden measures approx. 80' and commences with paved patio and steps down to lawn. Brick built flower beds. Shrub borders. Outbuildings including SUMMERHOUSE and GYM. Outside tap. External power and lighting. Gated side access.

**OUTBUILDING (GYM)** 20' 4" x 12' 10" (6.2m x 3.91m) Single glazed French style doors. Single glazed window to front aspect. Power and lighting.

**GARAGE** 17' 9" x 13' 1" (5.41m x 3.99m) With electric up and over door. Power and lighting.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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