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today on 01268 777400**



## Hillside Road, Benfleet Guide price £725,000

GUIDE PRICE £725,000 - £750,000. Located in this highly sought after location within a 10-minute walk of the station, within the King John catchment and easy walking distance to local nurseries and junior schools, is this 4 bedroom detached family home.

Property Description - A SPACIOUS 4/5 BEDROOM DETACHED CHARACTER HOUSE, modernised and maintained to a high standard, situated in this highly sought after position approx. 10 minutes' walk of Benfleet mainline railway station with an elevated position enjoying pleasant far-reaching views over the surrounding area. Fitted with a home ethernet network.

Externally, the established rear garden measures approximately 53' x 42' and is well screened with a variety of shrubs and established trees. There is a large paved driveway at the front of the property providing ample off street parking.

Viewing highly recommended.

#### Entrance Hall

Radiator with ornate cover. Tiled floor and raised area with parquet wood flooring. Stairs to first floor. Under stairs storage cupboard. Skimmed and coved ceiling. Additional storage cupboard. Doors to:-

#### Lounge 26'10 x 15' max

Two double glazed windows to side. Double glazed bay window to front. Radiator. Skimmed and coved ceiling. Dado rail. Parquet wood flooring. Multi-fuel wood burning stove.

#### Inner Hall 9' x 6'

Providing access to kitchen and study with doorway to side lobby. Skimmed ceiling. Inset spotlights. Tiled floor.

#### Inner Lobby

Providing access to ground floor cloakroom and door to garage.

#### Ground Floor Cloakroom

Luxury modern white suite comprising close coupled wc. Pedestal wash hand basin. Chrome towel radiator. Tiled floor. Skimmed and coved ceiling.

#### Study/Bedroom 5 10'0 x 9'0

Skimmed and coved ceiling. Double glazed window to side. Radiator. Tiled floor.

#### Kitchen 18'10 x 10'9

Modern luxury kitchen fitted with attractive range of gloss eye and base level units. Quartz work surfaces with Quartz splash backs. Integrated appliances include Bosch oven and Siemens microwave oven above, dishwasher, fridge, freezer, inset Bosch hob with Bosch stainless steel and glass extractor canopy over. Skimmed and coved ceiling. Tiled floor with underfloor heating. Space for table and chairs. Stunning bi-fold doors to rear and open archway to family room.

#### Family Room 11'3 x 10'7

Double glazed windows to rear and double glazed French doors to garden. Double glazed high level window to side. Glass roof.

#### Landing

Spacious landing area with double glazed window to front. Storage cupboard. Loft access

#### Bedroom One 13' x 9'9

Double glazed window to front. Radiator. Skimmed and coved ceiling. Archway to dressing room.

#### Dressing Room 9'8 x 6'6 Including wardrobes

Double glazed window to rear. Radiator. Skimmed and coved ceiling.

#### En-suite Shower Room

Modern luxury white suite comprising walk-in shower. Vanity wash hand basin and concealed cistern in attractive unit with complementary wall mounted units. Double glazed obscure window to rear. Skimmed ceiling.

#### Bedroom Two 15' x 12'2

Double glazed window to front. Double glazed window to side. Radiator. Skimmed and coved ceiling.

#### Bedroom Three 12'2 x 9'6

Skimmed and coved ceiling. Double glazed window to rear. Double glazed window to side. Radiator.

#### Bedroom Four 11'6 x 7'9

Skimmed and coved ceiling. Double glazed window to side. Radiator.

#### Bathroom 9' x 6'5

Luxury four piece modern white suite comprising tiled surround bath and separate shower cubicle. Close coupled wc. Wall mounted wash hand basin. Attractive tiled walls and floor. Double glazed obscure glazed window to rear. Skimmed and coved ceiling with inset spotlights and chrome towel radiator. Double glazed window to rear.

#### Garden 53' x 42'

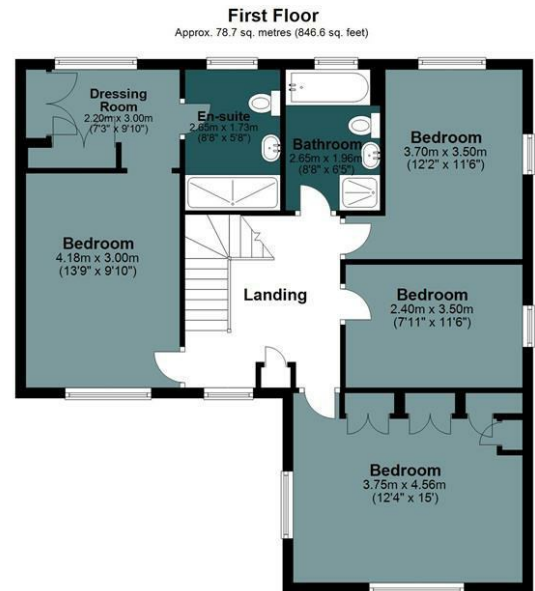
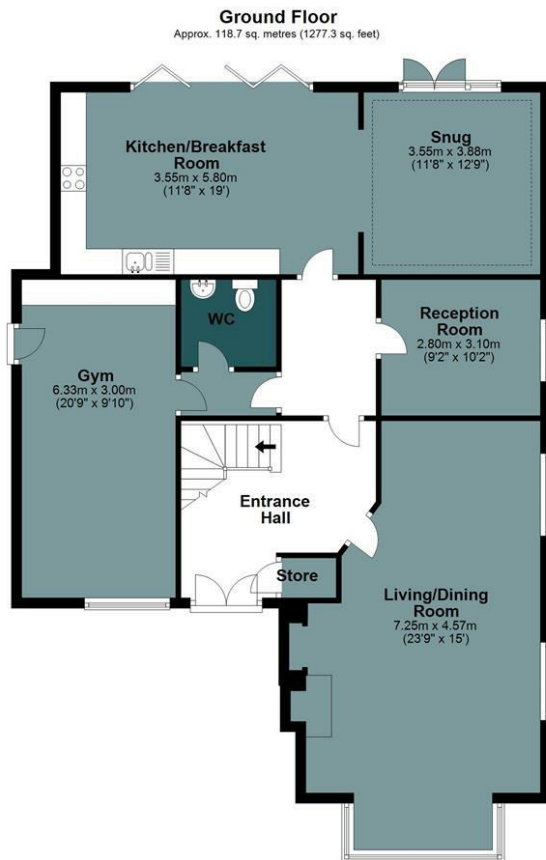
Established rear garden with patio and lawned areas. Various shrub and tree plantings to rear creating a well screened garden which is mainly secluded, . Two water taps. Two gated side entrances, plus shed.

#### Garage 21'4 x 9'8

Up and over door. Light and power. Wall mounted combi boiler. Rear of garage utilised as utility area. Internal door to property.

#### Front Garden

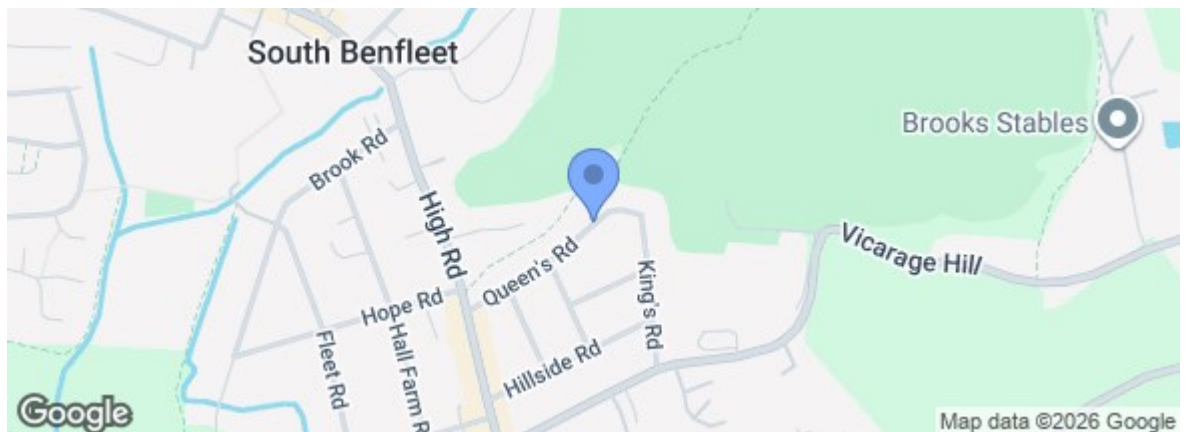
Established and attractive front garden area retained by brick wall. Off road parking via granite sett driveway which in turn provides access to the integral garage.



Total area: approx. 197.3 sq. metres (2123.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

| 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                                                       |  |                         |           |
| (1-10) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-10) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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