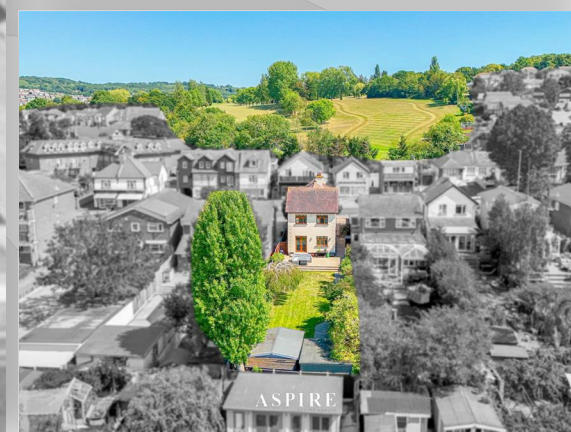




High Road, Benfleet SS7 5HY
Guide price £600,000

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Frontage – Attractive block-paved driveway providing off-street parking for up to three vehicles, complete with electric car charging point. Hedging offers privacy, and a charming quarry-tiled overhanging porch frames the entrance.

Hallway – 6.83m x 1.70m (22'5" x 5'7")
Welcoming entrance with composite front door featuring obscured glass panels, flanked by two side double-glazed windows. Coved ceiling, useful storage cupboard, traditional-style radiator, and engineered wood flooring.

Lounge – 4.24m x 3.66m (13'11" x 12'0")
Bright and cosy reception room with UPVC double-glazed bay window, coved ceiling, feature fireplace, and carpet underfoot.

Kitchen/Breakfast Room – 4.85m x 3.66m (15'11" x 12'0")
Stylish and modern high-gloss fitted kitchen with a range of wall and base units, quality Corian worktops, and double sink with chrome mixer taps. Features include electric fan-assisted oven, Siemens five-ring gas hob with modern extractor, integrated washing machine, integrated fridge/freezer, integrated eye-level Siemens microwave, in-built Siemens coffee machine, and larder cupboard. Finished with UPVC double-glazed windows to the side, stable door to the side aspect, spotlights, coved ceiling, and wood-effect laminate flooring.

Downstairs WC – 1.83m x 1.04m (6'0" x 3'5")
UPVC double-glazed window to side, farmhouse-style wall cladding, low-level WC, vanity unit with wash basin, radiator, and wood-effect laminate flooring.

Office Area – 2.59m x 1.80m (8'6" x 5'11")
Perfect for home working, with UPVC double-glazed window to side aspect, radiator, and wood-effect laminate flooring.

Lounge/Diner – 5.59m x 3.61m (18'4" x 11'10")
Spacious second reception with UPVC double-glazed window and French doors (with leaded light detail) opening to the garden. Coved ceiling, feature fireplace, traditional-style radiator, air-conditioning unit, and wooden flooring.

First Floor Landing – Access to all bedrooms and family bathroom.

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Bedroom One – 5.56m x 3.58m (18'3" x 11'9")
Two UPVC double-glazed windows to the rear, coved ceiling, extensive built-in wardrobes, two traditional-style radiators, air-conditioning unit, and carpeted flooring.

Bedroom Two – 4.57m x 3.43m (15'0" x 11'3")
Two UPVC double-glazed windows to front aspect, coved ceiling, built-in storage cupboard, original feature fireplace, built-in wardrobe, radiator, and carpet.

Bedroom Three – 3.00m x 2.67m (9'10" x 8'9")
UPVC double-glazed window to side aspect, coved ceiling, loft access, original storage cupboard, radiator, and carpet.

Bedroom Four – 2.62m x 2.51m (8'7" x 8'3")
UPVC double-glazed window to side, coved ceiling, loft access, air-conditioning unit, radiator, and carpet.

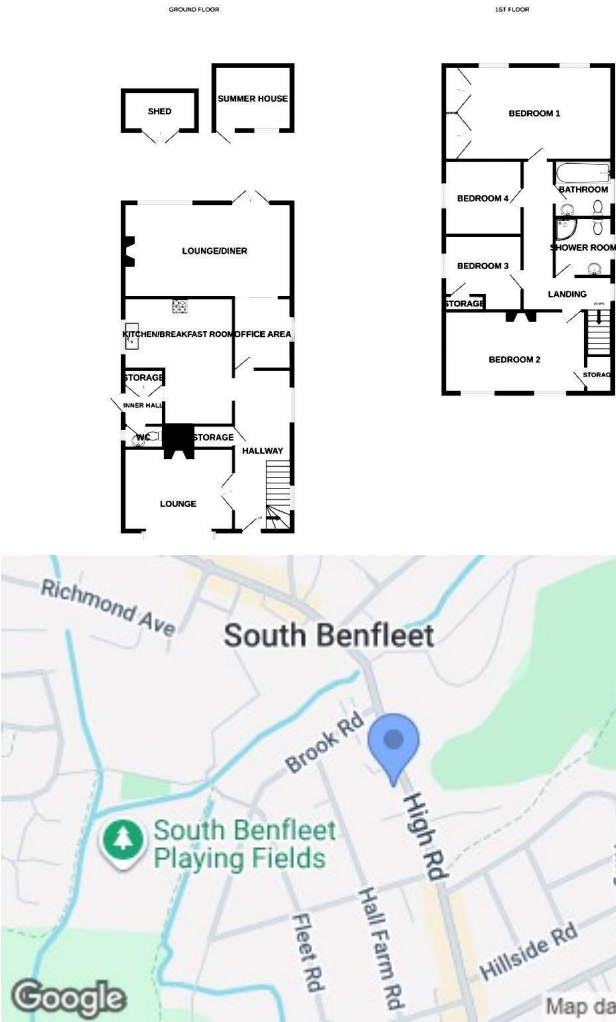
Shower Room – 2.08m x 1.80m (6'10" x 5'11")
Modern three-piece suite comprising shower cubicle, floating vanity unit with wall-mounted wash basin, and low-level WC. Features UPVC obscured double-glazed window, spotlights, extractor fan, wall-mounted mirrored cupboard, radiator, and tiled flooring.

Family Bathroom – 2.49m x 1.83m (8'2" x 6'1")
UPVC obscured double-glazed window, three-piece suite with bath (traditional taps and shower attachment), pedestal wash basin, and traditional-style WC. Farmhouse-style wooden cladding and lino flooring.

Rear Garden – Commences with a spacious paved seating terrace, mature planting to both sides for privacy, and a generous lawn. Side access on both sides, garden shed, and:

Summerhouse – Large timber summerhouse with power and lighting, ideal for a home office, hobby space, or gym.

DISCLOSURE OF INTEREST
Under the estate agents act 1979 we like to note that the seller has a connection with the estate agents.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	