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today on 01268 777400**



Hall Farm Road, Benfleet Guide price £450,000

A stunning three bedroom detached family home that is immaculately presented and offers a custom built media wall in the lounge, extended open plan dining room with vaulted ceiling and feature floor to ceiling window as well as four Velux windows, modern kitchen, ground floor w/c, three fantastic bedrooms and modern family bathroom, the rear garden has been landscaped with low maintenance in mind as the property is walking distance to local fields and park, the frontage offers ample parking and access to the garage. The property is ideally located being within walking distance to Benfleet train station, fields, Benfleet High Road, shops, restaurants, bars, schools and transport links. Guide £450,000 to £475,000.

ENTRANCE

Approached via double glazed entrance door with obscure double glaze window to side giving access to:

HALLWAY

Wood effect tiled flooring, smooth plastered ceiling with coving, radiator, stairs to first floor. Door to:

LOUNGE/DINER 21' 1" x 17' 2" (6.43m x 5.23m)

An absolutely stunning family room with feature custom built media wall in the lounge area with inset modern electric fireplace, smooth plastered ceiling with coving, radiator, grey coloured carpet flooring, open plan to the dining area with a vaulted smooth plastered ceiling with four double glazed Velux windows, a floor to ceiling double glazed feature window unit with sliding door opening to the rear garden, grey coloured carpet continued from the lounge area, two vertical modern radiators, two wall lights.

KITCHEN 11' 7" x 8' 6" (3.53m x 2.59m)

The Kitchen is fitted with modern eye and base level units in a grey shaker style with white marble effect surfaces over incorporating 1 1/2 composite sink with mixer tap and drainer, inset electric oven with four ring gas hob over and stainless steel extractor fan above. Integrated microwave, cupboard housing boiler, space for large freestanding fridge freezer, space and plumbing for washing machine, space for dishwasher, double glazed bay window to front, tiled splash backs, smooth plastered ceiling with coving. Wood effect tiled flooring.

GROUND FLOOR WC

Pedestal wash hand basin with mixer tap, enclosed W/C with wall mounted chrome effect push button flush, smooth plastered ceiling with inset spotlights, storage cupboards, partly tiled walls, wood effect tiled flooring.

LANDING

Double glazed window to side. Radiator. Smooth plastered ceiling with coving. Loft access. Carpet. Airing cupboard. Grey coloured carpet flooring continued from the stairs.

BEDROOM 1 17' 1" x 11' 1" (5.21m x 3.38m)

Fitted mirrored and grey oak effect wardrobes. Fitted matching draws. Radiator. Double glazed window to rear. Smooth plastered ceiling.

BEDROOM 2 9' 11" x 8' 8" (3.02m x 2.64m)

Fitted mirrored and white gloss wardrobes. Double glazed windows to front. Smooth plastered ceiling with

coving. Radiator.

BEDROOM 3 8' 8" x 7' (2.64m x 2.13m)

Double glazed window to front. Carpet. Smooth plastered ceiling with coving.

BATHROOM

Three piece suite comprising vanity sink unit with mixer tap, WC with chrome effect push button flush, P shaped bath with mixer tap and with shower attachment, tiled walls. Vinyl flooring. Smooth plastered ceiling. Obscure double glazed window to side.

GARDEN

A Low maintenance modern paved rear garden as the field and park are on your door step, gated side access to the front.

FRONTAGE

A driveway providing ample off street parking, access to the garage and gated side access to the rear garden.

GARAGE 18' 3" x 8' 4" (5.56m x 2.54m)

Roller door with power and lighting.

GROUND FLOOR

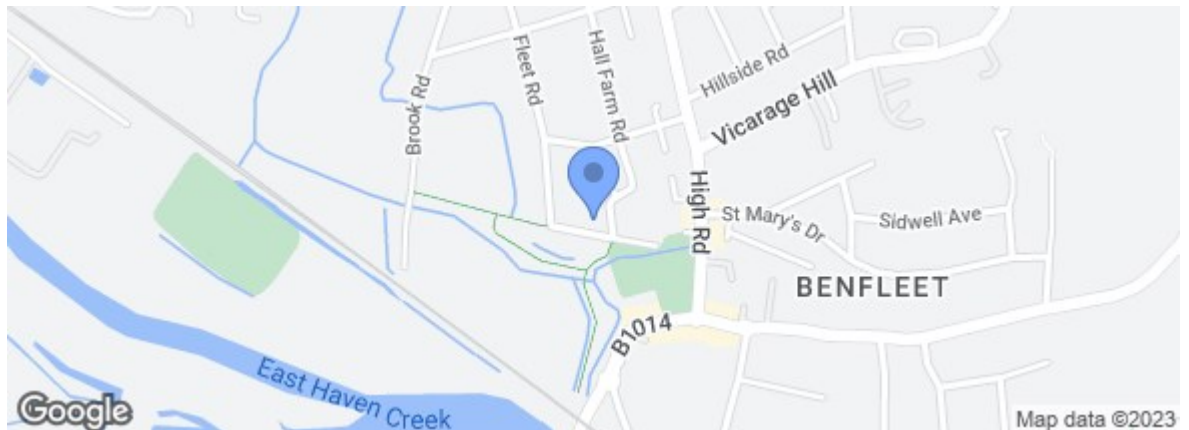


1ST FLOOR



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			
Very environmentally friendly - lower CO ₂ emissions			
(02 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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