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today on 01268 777400*



Grandview Road, Benfleet £550,000

A versatile and beautifully presented family home, 5 DOUBLE BEDROOMS 2 Bathrooms. Further accommodation includes 27' x 13'8 lounge, 26ft kitchen breakfast room with integrated appliances, Master bedroom with dressing room, modern fitted family bathroom. The rear garden measures approximately 135'. there is a timber cabin to rear of garden, side access and off road parking to front with a recently installed block paved driveway.

The property is situated within walking distance of the popular Thundersley Village shops and amenities with Thundersley Common also within easy walking distance and in catchment for the popular Kingston Primary school.

Front Elevation

Driveway providing off road parking leading to entrance, side gated access to rear garden.

Entrance

Door opening in to hallway with doors to:

Lounge / Diner

27' x 13'7" reducing to 9'5" (8.23m x 4.14m reducing to 2.87m)
Radiator, dado rail, stairs to first floor, double glazed windows and French doors to rear garden, under stairs storage, wall mounted lighting. door leading to kitchen breakfast room.

Kitchen / Breakfast Room

26'9" x 11'2" (8.15m x 3.40m)
Range of wall and base units with work surface above incorporating a double sink and drainer with mixer tap, integrated mid-height oven and gas hob with extractor hood over, integrated dishwasher, space for fridge freezer and washing machine, tiled flooring, radiator, bar, double glazed windows to side x2 , double glazed window and door to rear.

Ground Floor Shower Room

Three piece suite comprising shower, wash hand basin set in vanity unit with mixer tap and low level w.c, single glazed obscure feature window to rear, ceiling with fitted spotlights.

Ground Floor / Bedroom Four

11'2" x 11' plus bay (3.40m x 3.35m plus bay)
Radiator, double glazed bay window to front.

Ground Floor / Bedroom Five

11'2" x 11' (3.40m x 3.35m)
Radiator, double glazed box window to front.

First Floor Landing

Ceiling with fitted spotlights, doors to:

Master Bedroom

11'3" x 10 (3.43m x 3.05m)
Radiator, double glazed window to front, ceiling with fitted spotlights, door to dressing room :

Dressing Room

7' x 4'8" (2.13m x 1.42m)
Ceiling with fitted spotlights.

Bedroom Two

9'8" x 9' (2.95m x 2.74m)
Radiator, dado rail, double glazed window to front, storage cupboard.

Bedroom Three

9'4" x 8' (2.84m x 2.44m)
Radiator, dado rail, double glazed window to rear.

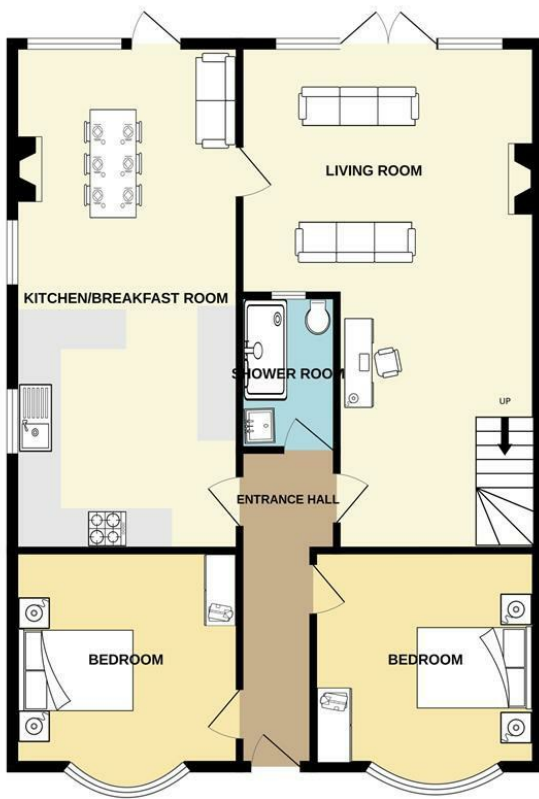
Family Bathroom

Four piece suite comprising bath with mixer tap, shower, wash hand basin set in vanity unit with mixer tap and low level w.c, tiled flooring, part tiled walls, heated towel rail, obscure double glazed window to rear, ceiling with fitted spotlights.

Rear Garden

Measuring approx 135ft Patio area, lawn, decked area, shed, side gated access to front.

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		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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