

# Ist Call

## SALES AND LETTINGS



**Arundel Road, Benfleet, SS7 4EE**

**Offers Over £400,000**

Beautifully presented and situated in a fantastic location within easy access of local shops, schools and amenities is this charming three/ four bedroom semi detached family home offering modern open plan living as well as ample off street parking and a large south facing rear garden. With a spacious living/ dining room open plan to the modern fitted kitchen, the ground floor also provides a cloakroom and a further reception room which could double as a fourth bedroom. Upstairs you will find three good sized bedrooms as well as a beautifully appointed family bathroom. Fully double glazed and with gas central heating we would highly recommend viewing.

## Accommodation Comprising

Front door leading to...

### Entrance Hall

Double glazed window to side, smooth plastered ceiling with inset spotlights, built in storage cupboard, tiled flooring, doors off to...

### Ground Floor Bedroom 4 17'5 x 7'9 (5.31m x 2.36m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, built in storage cupboard, radiator, laminate flooring...

### Open Plan Luxury Kitchen 13'8 x 11'2 (4.17m x 3.40m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric induction hob with stainless steel extractor hood over, separate integrated eye level oven, integrated dishwasher, central island unit and breakfast bar, space and plumbing for washing machine, space for fridge/ freezer, radiator, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to front, open plan to living area, door to...



## Ground Floor Cloakroom



White suite comprising low level W.C., vanity wash hand basin, heated towel rail, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights...

## Lounge-Dining Room 19'7 x 11'4 (5.97m x 3.45m)



Double glazed sliding patio doors to rear garden, additional double glazed window to rear, two radiators, staircase to first floor, tiled flooring, smooth plastered ceiling with inset spotlights...



## First Floor Landing

Smooth plastered ceiling with loft access, doors off to...

### Bedroom One 11'5 x 10'9 (3.48m x 3.28m)



Double glazed window to rear, radiator, smooth plastered ceiling...

### Bedroom Two 14'8 x 8'8 (4.47m x 2.64m )



Double glazed window to rear, radiator, smooth plastered ceiling...

### Bedroom Three 10'10 x 7'4 (3.30m x 2.24m)

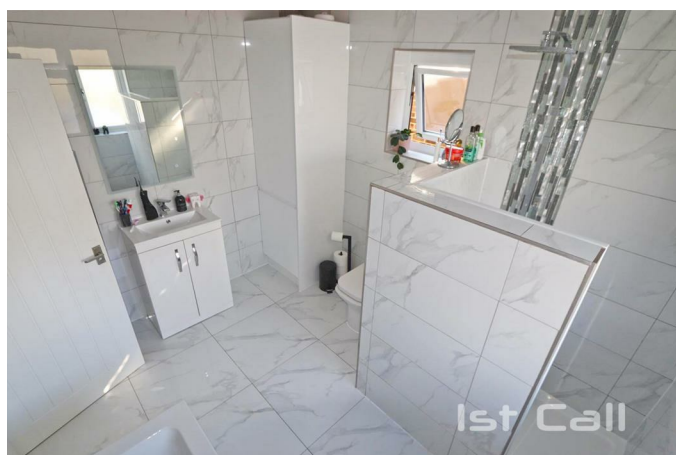


Double glazed window to front, radiator, smooth plastered ceiling...

### Luxury Family Bathroom



Modern white suite comprising panelled bath with mixer taps and shower attachment, fully tiled walk in shower cubicle with rainfall shower and handheld attachment, vanity wash hand basin, low level W.C., heated towel rail, built in storage cupboard, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed windows to front and side...



### Exterior

#### Driveway

Providing off street parking for numerous vehicles...

#### Rear Garden



Approx. 75' in depth, south facing and comprising paved patio area, remainder mostly laid to lawn, gate providing side access...

Floor Plan

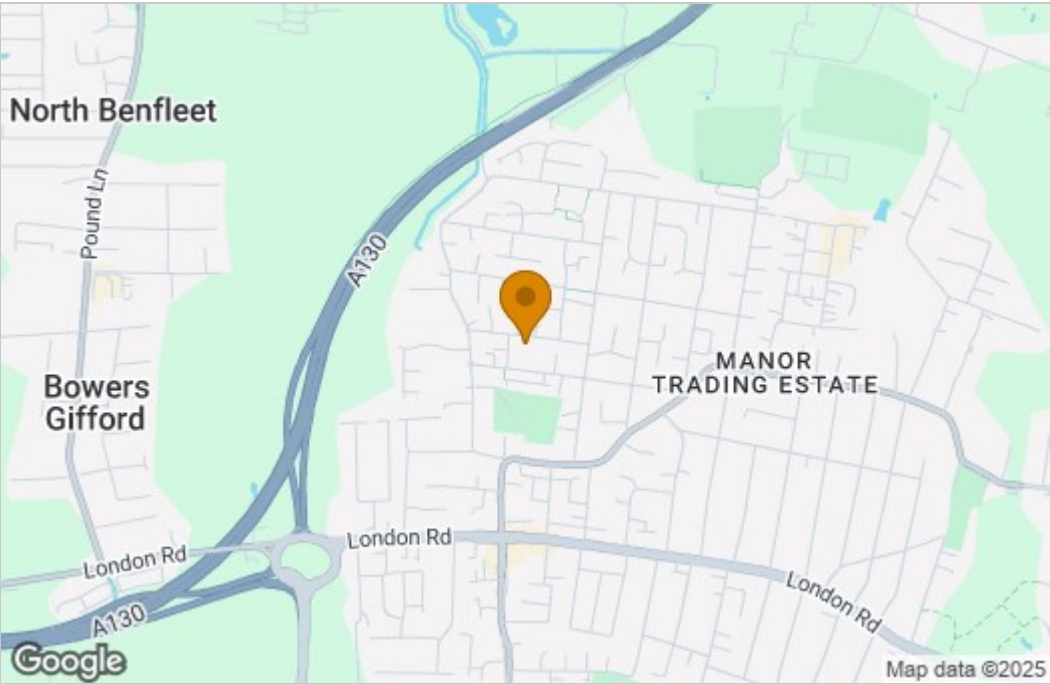


TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

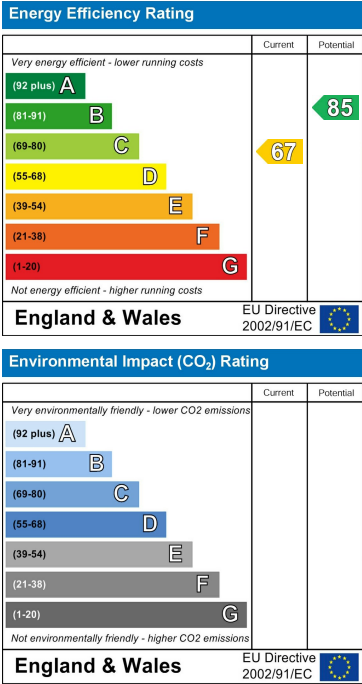
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Area Map



Energy Efficiency Graph



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