



**ST GEORGE**  
Online and High Street Estate Agency



  
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**SOLD**  
01268 770728  
www.stgeorgehomes.co.uk



**8 Vicarage Heights, Benfleet, SS7 1QA**  
**£3,000 Per month**

\*\*\*\* SITUATED IN ONE OF THE MOST PRESTIGIOUS LOCATIONS OF BENFLEET \*\*\*\*

This unique coach house style property was built to a bespoke style for the previous owners with reverse plan accommodation having the living area's to the first floor yet providing direct access to the secluded garden to the rear and benefits 3 bedrooms, dressing room & two bathrooms, spacious reception hall, 18' x 15' lounge, dining room, kitchen & utility, over sized double garage with store room,

Situated in a most prestigious locations in a private gated mews yet minutes walk to Benfleet Station, Shops & Schools whilst Benfleet also provides excellent road links to London & surrounding area's

## ACCOMMODATION

### LOWER GROUND FLOOR RECEPTION HALL

Stairs to first floor living accommodation, cupboard under, radiator, power points, coving, ceiling rose

### OVERSIZED DOUBLE GARAGE

22'6 x 19'5 (6.86m x 5.92m)

Two electric up & over doors to front, lighting power points, open way to store room

### STORE ROOM

23'1 x 13' (7.04m x 3.96m)

Lighting power & telephone points,

### WASH ROOM

8'7 x 4'1 (2.62m x 1.24m)

Fitted worktops with stainless steel sink drainer, tiled floor, power points,

### CLOAK ROOM

White suite comprising, low level wc, wash hand basin,

## GROUND/FIRST FLOOR

### HALL

Double glazed window to front with elevated views over Benfleet countryside, access to loft space, radiator, power & telephone points, entryphone system, airing cupboard,

### LOUNGE

18'7 x 15 (5.66m x 4.57m)

A delightful room with direct access to the rear garden via double glazed French doors & windows to the rear elevation, polished stone fireplace having matching hearth & inset incorporating gas living flame fire, coving, ceiling rose, air condition venting, radiator, power & tv points, wall lights,

### DINING ROOM

12'1 x 10'6 (3.68m x 3.20m)

Double glazed window to front providing excellent views over the Benfleet countryside, radiator, power & Tv points, coving, air condition vents, open way to kitchen,

### KITCHEN

13'5 x 10' (4.09m x 3.05m)

Double glazed window to side, fitted with a range of eye level & base level units with complimentary Corian work tops with inset sink unit, Neff ceramic hob with extractor fan, three ovens, integrated fridge, worktop lighting, splash back tiling, coving, radiator, power points,

### UTILITY ROOM

10'4 x 4' (3.15m x 1.22m)

Door to rear garden, rolled edge work tops, plumbing for washing machine & space for tumble dryer, tiled floor, power points, coving, radiator,



### **BEDROOM 1**

14'1 x 13' (4.29m x 3.96m)

Double glazed window to rear, fitted wardrobes to one wall, coving, radiator, power points, Tv & telephone point, air condition vents,

### **DRESSING ROOM**

9'8 x 4'1 (2.95m x 1.24m)

Double glazed window to rear, fitted wardrobes with matching dresser unit & drawers, radiator, power points,

### **EN-SUITE BATHROOM**

Double glazed window to side, white suite comprising paneled bath, separate shower cubicle, low level wc, wash hand basin, coving, fully tiled walls & flooring, heated towel rail, extractor fan,

### **BEDROOM 2**

13'3 x 10'9 (4.04m x 3.28m)

Double glazed window to front, coving, radiator, power points, telephone point,

### **BEDROOM 3**

11'2 x 11'2 (3.40m x 3.40m)

Double glazed window to front, fitted wardrobes, radiator, power points, coving

### **SHOWER ROOM**

Double glazed window to side, white suite comprising low level wc, wash hand basin, shower cubicle, fully tiled walls & flooring, heated towel rail, extractor fan,

### **OUTSIDE**

#### **REAR GARDEN**

The property enjoys an extensive elevated terraces garden with established trees & shrubs, seating & lawn area's a large paved patio with steps down to the side gate, lighting, tap

#### **FRONT GARDEN**

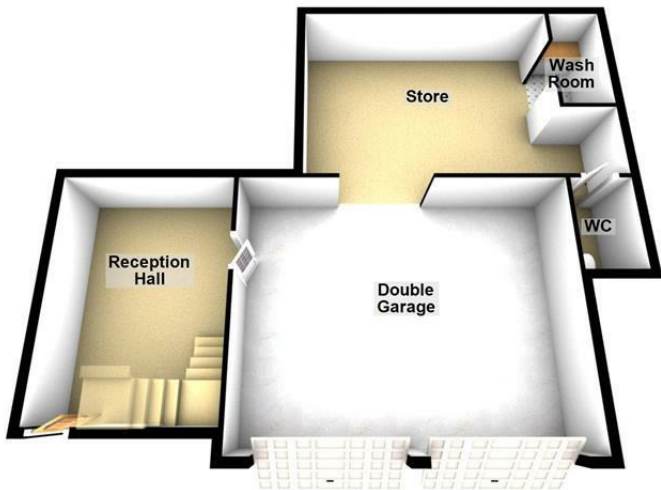
Parking for two cars which also provide access to the garage, shrub beds

#### **VICARAGE HEIGHTS**

Is a private and exclusive gated development just off Vicarage hill



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		