

# bear

*Estate Agents*



\* £450,000-£500,000 \* Located on Elm Road in the charming town of Benfleet, this delightful end-terrace house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this semi-detached home is ideal for families or those seeking extra space. The property features a well-appointed downstairs shower room, ensuring practicality for busy mornings, while the top floor boasts a Jack and Jill bathroom, providing easy access for all.

The heart of the home is undoubtedly the fully fitted kitchen, which not only caters to all your culinary needs but also provides direct access to the rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Location is key, and this property does not disappoint. A short stroll will take you to a variety of local shops and cafes, making everyday errands a breeze. Additionally, the nearby Hadleigh Castle and Park offer a wonderful opportunity for outdoor activities and leisurely walks, enhancing the appeal of this lovely home.

In summary, this property on Elm Road is a fantastic opportunity for those looking for a spacious and well-located family home in Benfleet. With its thoughtful layout and proximity to local amenities, it is sure to attract interest from a wide range of buyers.

- Semi detached home
- Accommodation spread across three floors
- Fully fitted kitchen with direct access to the rear garden
- Large garage in the rear garden
- Short drive to Benfleet Station for London commuters
- Four well-sized bedrooms
- Downstairs shower room and top floor Jack and Jill bathroom
- Spacious bay-fronted rear garden
- Short stroll to local shops and cafes
- Hadleigh Castle and Park close by

## Elm Road

Benfleet

**£450,000**

Price Guide



# Elm Road



## Frontage

White wall perimeter, front lawn area, side access to the rear garden, outside wall light, door to:

## Lounge

14'4" x 11'1"

Smooth ceiling, double-glazed bay window to the front, two wall lights, entrance door to the front, feature fireplace with an electric fire, wooden surround and a tiled hearth, carpeted stairs rising to the first floor landing, radiator, wood effect laminate flooring, door to:

## Dining Room

11'6" x 11'1"

Smooth coved ceiling with three feature drop-down pendant lights, double-glazed window to the rear overlooking the garden, space for an overspill freezer, radiator, wood-effect laminate flooring, door to:

## Kitchen

12'0" x 8'9"

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, and double-glazed door to the rear leading out to the garden. Modern white handleless kitchen comprising of; wall and base eleven units with a roll edge laminate worktop, inset stainless steel sink and drainer with a chrome mixer tap, space for a range cooker with a five-ring gas hob and a stainless steel extractor hood over, space for a full length fridge freezer, space for a washing machine, space for a dishwasher, tiled splashbacks, wood effect laminate flooring, door to:

## Downstairs Bathroom

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, p-shaped bath with a shower hose attachment, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

## First Floor Landing

Smooth ceiling with a pendant light, radiator, carpet, door to all rooms.

## Bedroom Two

12'4" x 11'1"

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

## Bedroom Three

12'0" x 8'11"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Bedroom Four

10'11" x 8'7"

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Second Floor Landing

Smooth ceiling with a pendant light, carpet, door to:

## Bedroom One

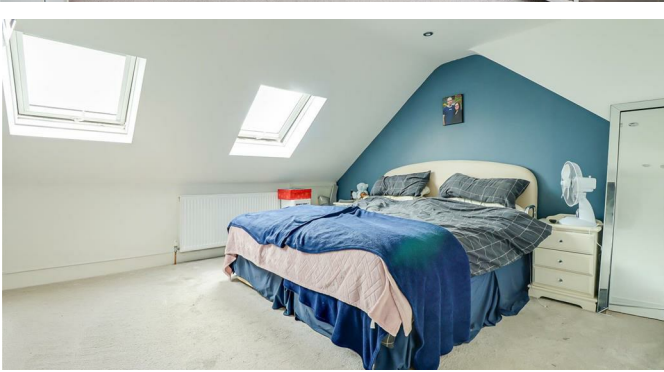
Smooth ceiling with inset spotlights, two double-glazed Velux windows to the front, wardrobe area, radiator, carpet.

## Top Floor Jack and Jill Shower Room

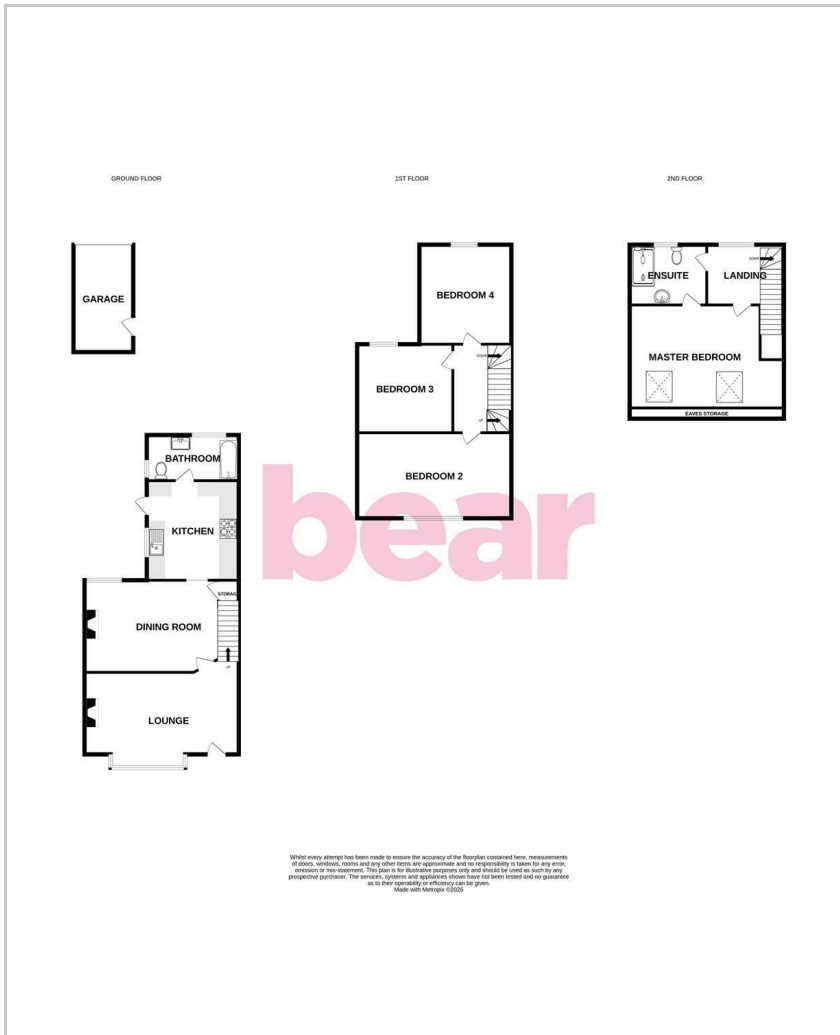
Smooth ceiling with inset spotlights, obscured double-glazed window to the side, large shower with a rainfall head, inset shelf, low-level WC, wall-mounted chrome heated towel rail, pedestal wash basin, tiled flooring.

## Rear Garden

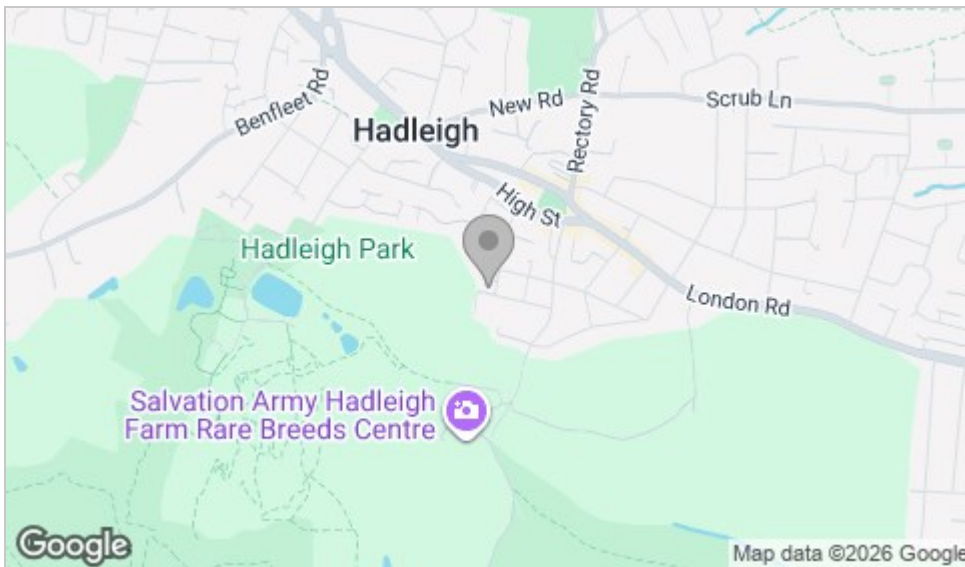
Commences a paved patio area with the remainder laid to lawn, access to the outbuilding, outside lighting, outside tap, side access back to the front of the property.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

