



## Church Road Benfleet

**£450,000**

Price Guide

\* £450,000- £475,000 \* A fantastic link detached house that has been decorated to a high standard throughout and is an ideal purchase for growing families being in the catchment to The Robert Drake Primary School and The Appleton School, which are both highly sought after. This wonderful home boasts three to four great size bedrooms, a lounge-diner and one to two reception rooms. There is a stunning rear garden and a large resin driveway providing ample off-street parking. Situated in a great location, being a short walk away from Tarpots where you will find useful shops, cafes and bars. There is also easy access onto the A130, the A127 and multiple bus connections.

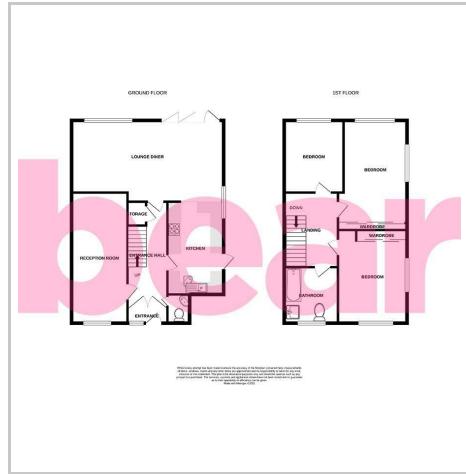
- Extended Three Bedroom Detached Family Home
- Modern Lounge Diner
- Separate Reception Room
- Stunning South Facing Garden with Large Decking Area
- Downstairs WC
- Resin Driveway with Parking for Several Vehicles
- Built-in Wardrobes to Two Bedrooms
- Luxury Family Bathroom
- Immaculate Kitchen with Breakfast Bar
- The Robert Drake Primary School and The Appleton School Catchment

### 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.



## Floor Plan



The frontage offers a resin driveway creating parking for at least three vehicles and has side access to the rear garden. Once you have entered the house you will find a modern hallway with carpeted stairs rising to the first floor. To the left hand side is a large separate reception room which the sellers use as a second lounge/games room but can also be used as a bedroom. To the right hand side there is access to the kitchen which is fully fitted with modern gloss units, tiled splash backs and a breakfast bar. The kitchen has side access to the rear garden and is open plan to the lounge diner to the rear. The lounge diner is an impressive space which includes aluminium bi-folding doors that open onto the garden. There is also access back to the hallway area which does also benefit from a downstairs WC. To the first floor, there is a generous landing space with all rooms located off it. There is a lovely size master bedroom and a contemporary three piece bathroom to the front of the property with two further double bedrooms to the rear overlooking the garden. The rear garden commences with a decked area with the remainder laid to artificial lawn with decorative borders, a raised pond and a detached garage which is currently used as a gym.

### Resin Driveway for Several Vehicles

Entrance Hallway  
5'10" x 21'6"

Reception Room / Bedroom  
21'5" x 7'10"

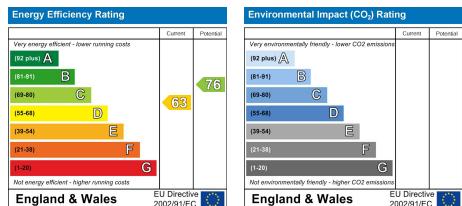
Kitchen  
9'7" x 16'2"

Lounge Diner  
13'1" max x 24'11"

Downstairs Cloakroom

First Floor Landing

Bedroom One  
13'9" x 9'7"



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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