



\* £450,000 - £475,000 \* POTENTIAL ANNEX LAYOUT \* PARKING FOR AROUND 7 VEHICLES \* GARAGE \* LANDSCAPED GARDEN \* PLENTY OF STORAGE THROUGHOUT \* MULTIPLE RECEPTION ROOMS \* KING JOHN SCHOOL CATCHMENT AREA \* DOWNSTAIRS W/C \* QUIET LOCATION \* This hugely spacious home has a versatile layout, an unusually large amount of parking, a garage and a landscaped garden. The accommodation is comprised of; a block paved in and out driveway with garage, a front porch which leads to an entrance hall with ample storage, a modern fitted kitchen with attached utility room and downstairs WC, a large office, a bright rear lounge which opens to the dining room and three bedrooms upstairs with built-in wardrobes, as well as a bathroom with separate WC. There is annex potential with this layout and the option to convert the garage (s.t.p.). The garden is landscaped and has a brick-built shed and rear access to the garage and utility room/second entrance. For schooling, the Westwood Academy and the favoured King John School are within catchment, while Southend's grammar schools are just a bus ride away. Amenities and bus links are nearby on the London Road and the property offers a short drive to both the A127, A13 and Benfleet Station for London commuters to Fenchurch Street. The property is available to view now!

- Huge frontage with parking for around 6-7 vehicles
- Garage
- Multiple reception rooms
- Bedrooms with ample built-in wardrobe space
- Quiet location with a great school catchment area
- Two entrances - could convert to an annex
- Utility room and downstairs W/C
- Large lounge to the rear
- Modern fitted kitchen
- Landscaped garden

## Queensmere

Benfleet

**£450,000**

Price Guide





# Queensmere



## Frontage/Parking

Comfortably will fit 6 to 7 vehicles on the in-and-out block paved front driveway, there is laurel hedging for privacy, a brick wall, access to the garage, access to the second entrance/utility room and a UPVC double glazed door through to the front porch.

## Front Porch

UPVC double glazed front and side aspect windows, tiled flooring and a composite and obscured double glazed front door leading to:

## Entrance Hallway

Obscured UPVC double glazed window to front aspect, carpeted staircase rising to first floor landing with storage cupboard underneath, additional cloak cupboard, radiator, coving, dado rail, skirting and carpet.

## Lounge

22'2" x 11'2"

UPVC double glazed French doors with sidelights for garden access as well as a UPVC double glazed rear window, double radiator, spotlighting, coving, dado rail, skirting and carpet, double doors through to the office.

## Dining Room

13'10" x 11'8"

Opening through to main lounge, feature fireplace, radiator, coving, dado rail, skirting and carpet.

## Office

11'5" x 8'8"

Two UPVC double glazed side windows, radiator, coving, skirting, carpet, doorway through to kitchen and double doors through to lounge.

## Kitchen

13'6" x 9'2"

UPVC double glazed oriel window to front aspect, shaker style kitchen units both wall-mounted and base level comprising; integrated eye-level oven and grill, composite 1.5 sink with drainer and brushed nickel mixer tap, concrete effect laminate worktops with tiled splashbacks, five ring burner gas hob with stainless steel extractor hood over, doorway through to utility room, space for undercounter fridge and separate freezer, space for dishwasher, under counter lighting and LED kickboard lighting, radiator, coving, skirting.

## Utility Room

11'10" x 8'8"

Composite obscured double glazed front door to driveway

as well as a UPVC double glazed rear door through to the garden and a UPVC double glazed rear window, access to W/C, shaker style kitchen units both wall-mounted and base level comprising; 1.5 sink and drainer with mixer tap set into concrete effect laminate worktops with a tiled splashback, space for fridge/freezer, space for washing machine, space for tumble dryer, built-in wine rack, wall-mounted 'Worcester' boiler, double radiator, skirting and a tiled floor.

## Downstairs W/C

UPVC obscured double glazed side window, low-level W/C, floor to ceiling wall tiling and floor tiling.

## First Floor Landing

Loft access, radiator, coving, dado rail, skirting and carpet.

## Bedroom One

12'3" x 10'11"

UPVC double glazed rear window, large set of built-in wardrobes, radiator, loft access, coving, skirting and carpet.

## Bedroom Two

11'8" x 10'5"

UPVC double glazed rear and side windows, built-in wardrobes, radiator, coving, skirting and carpet.

## Bedroom Three

9'3" x 8'9"

UPVC double glazed front and side windows, radiator, coving, skirting and carpet.

## Bathroom

6'0" x 5'6"

Obscured UPVC double glazed window to front aspect, bath with power shower, pedestal wash basin with chrome taps, airing/storage area with double radiator, partial wall tiling, extractor fan and wood effect lino flooring.

## First Floor W/C

Obscured UPVC double glazed window to front aspect, low-level W/C, partial wall tiling and wood effect lino flooring.

## Rear Garden

Rear access to garage, side storage/courtyard area, a spacious sundeck with the rest of the garden mostly laid to artificial low-maintenance lawn, with planting borders and access to the brick-built outbuilding.

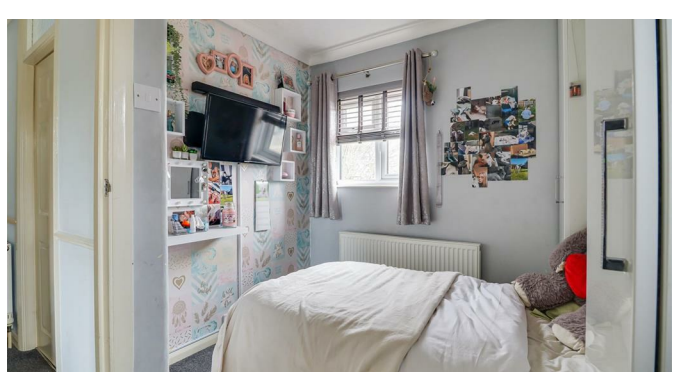
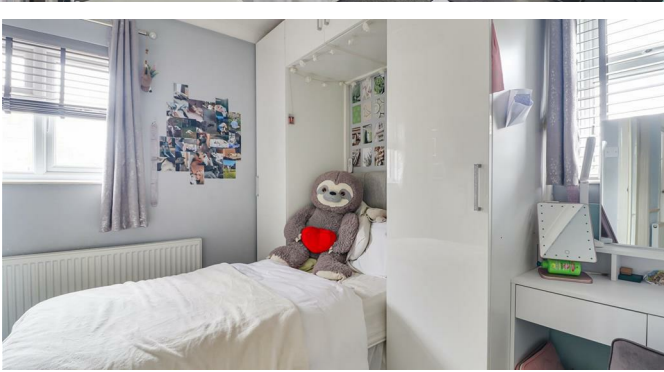
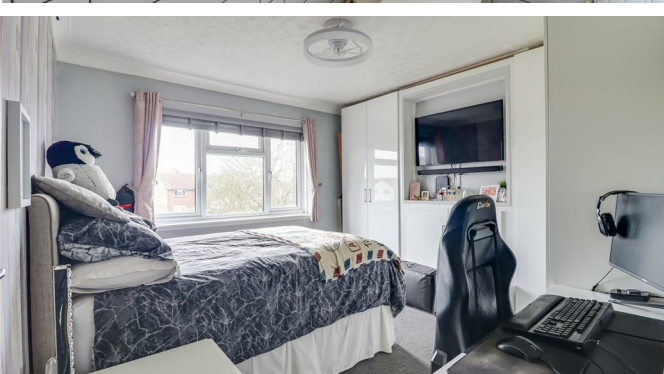
## Garage

Four solid wood bi-fold doors with a UPVC double glazed rear door and window, power and lighting.

## Brick-built Shed

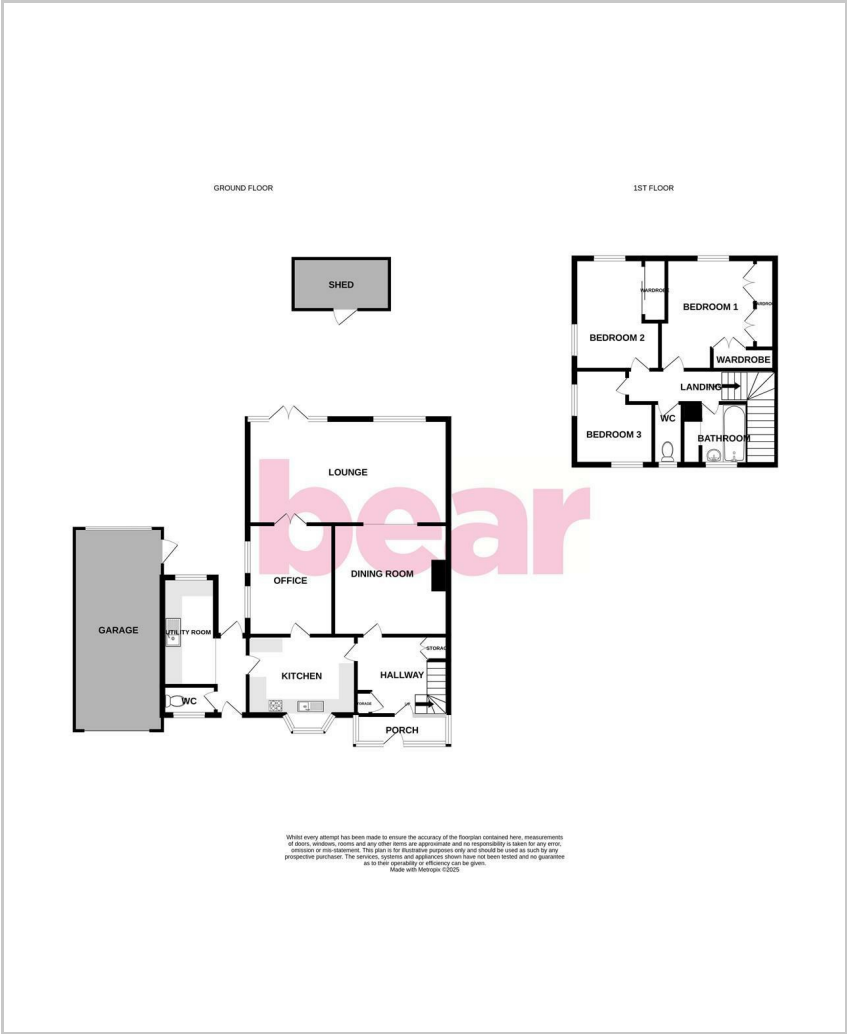
Power, interior lighting and exterior security lighting.







# 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

