



\* £400,000 - £450,000 \* NO ONWARD CHAIN \* GREATLY EXTENDED TO THE REAR \* MODERN FINISH THROUGHOUT \* Located in the desirable area of The Lawns, Benfleet, this impressive four-bedroom semi-detached family home offers a perfect blend of space and modern living. Having been thoughtfully extended to the rear, the property boasts an abundance of room for the whole family to enjoy. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, ideal for both relaxation and entertaining. The generously sized kitchen breakfast room is a true highlight, providing a wonderful space for family meals and gatherings. With three reception rooms in total, there is ample opportunity to create a comfortable and inviting atmosphere throughout the home. The property features four well-proportioned bedrooms, ensuring that everyone has their own personal space. Additionally, there are two bathrooms, including a three-piece family bathroom and a convenient downstairs WC, catering to the needs of a busy household. Outside, the property benefits from a driveway that accommodates two to three vehicles, along with an attached garage for extra storage or parking. The garden offers a lovely outdoor space for children to play or for hosting summer barbecues. Families will appreciate being within the catchment area for Woodham Ley Primary School and The Appleton School, making this home an excellent choice for those with children. In summary, this semi-detached house in The Lawns is a fantastic opportunity for families seeking a spacious and well-located home. With its generous living areas, ample bedrooms, and proximity to local schools, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your new family home.

- Four bedroom semi-detached family home
- Large west backing rear garden with spacious play area to the rear
- Three reception rooms
- Driveway for two to three vehicles plus an attached garage
- Entrance porch that then leads to lounge
- Greatly extended to the rear
- Downstairs WC
- Generously sized kitchen breakfast room
- Three-piece family bathroom
- Woodham Ley and Montgomerie Primary School catchment. For senior schools, The Appleton School and The King John School catchment

## The Lawns

Benfleet

**£400,000**

Price Guide



# The Lawns



## Frontage

Block paved driveway creating parking for two to three vehicles, access to the garage, access to:

## Entrance Porch

4'7" x 4'3"

Smooth ceiling, UPVC entrance door to the front with an adjacent double glazed window, obscured double glazed window at the top, radiator with a radiator cover, laminate flooring, door to:

## Lounge

18'2" x 11'10"

Smooth coved ceiling, picture rail, wall lighting, double glazed bay window to the front, feature fireplace with a gas fire and a stone surround, radiator with a radiator cover, carpeted stairs to the first floor, laminate flooring.

## Inner Hallway

6'1" x 2'8"

Smooth ceiling, radiator with a radiator cover, laminate flooring, door to:

## Downstairs WC

5'8" x 4'11"

Obscured double glazed window to the side, low-level WC, pedestal wash basin, laminate flooring.

## 'L' Shaped Kitchen Breakfast Room

20'8" > 8'7" x 11'11" > 8'1"

Smooth ceiling, double glazed windows to the side, obscured glazed window to the side, UPVC stable door to the rear with an adjacent double glazed window leading out to the garden, UPVC double glazed door to the side giving access to the side alley. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 stainless steel sink and drainer with a mixer tap, tiled splashbacks, space for a washing machine, space for a dishwasher, space for a range cooker with tiled splashbacks, breakfast bar area, cupboard housing an ideal wall mounted combination boiler, door to:

## Dining Area

8'10" x 8'0"

Coved ceiling, arched opening leading back to the lounge, radiator with a radiator cover, laminate flooring, opening to:

## Playroom/Sitting Room

10'9" x 10'2"

Coved ceiling, UPVC double glazed French doors to the rear leading out to the garden, radiator, carpet.

## First Floor Landing

Smooth ceiling, loft hatch, pendant light, radiator with a radiator cover, carpet.

## Bedroom One

14'11" x 11'3"

Smooth ceiling with a pendant light, double glazed windows to the front, cupboard giving a large storage area over the stairs, radiator, carpet.

## Bedroom Two

11'4" x 8'9"

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

## Bedroom Three

11'3" x 9'7"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, built-in cupboard over the stairs, radiator, carpet.

## Bedroom Four

9'4" x 8'0"

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

## Family Bathroom

6'9" x 5'4"

Obscured double glazed window to the side, p-shaped bath with a drencher head and a shower hose above, vanity unit wash basin, low-level WC, chrome heated towel rail, fully tiled walls, tiled flooring.

## West Backing Rear Garden

Commences with a patio area with the remainder laid to lawn, bark chipping play area with a large play set that will be remaining, raised flower and shrub borders, garden shed to the very rear, outside lighting, outside tap.

## Attached Garage

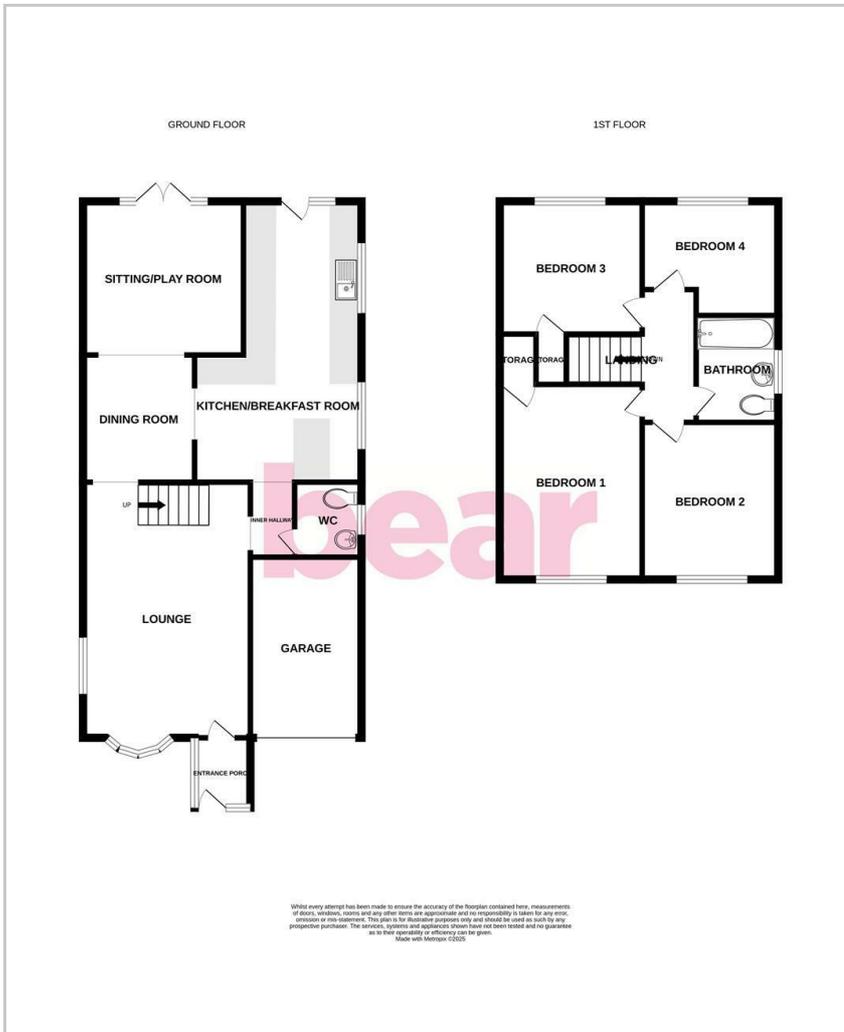
Up and over door to the front, power, light.

## Agents Notes:

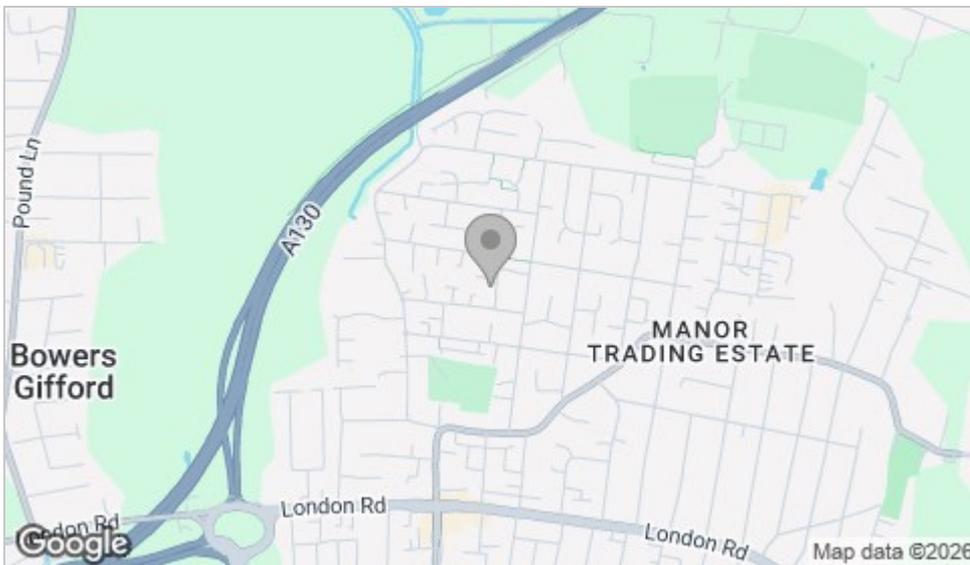
Council tax band: D



# 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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# Energy Efficiency Graph

