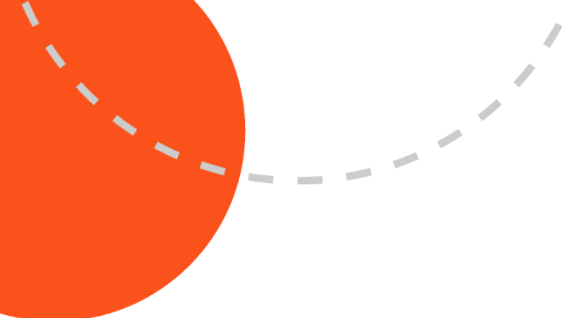




Kents Hill Road, Benfleet, Essex, SS7 5XT

3 bedroom semi detached house / £400,000 / t. 01702 555888

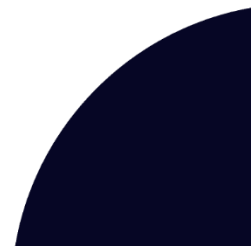
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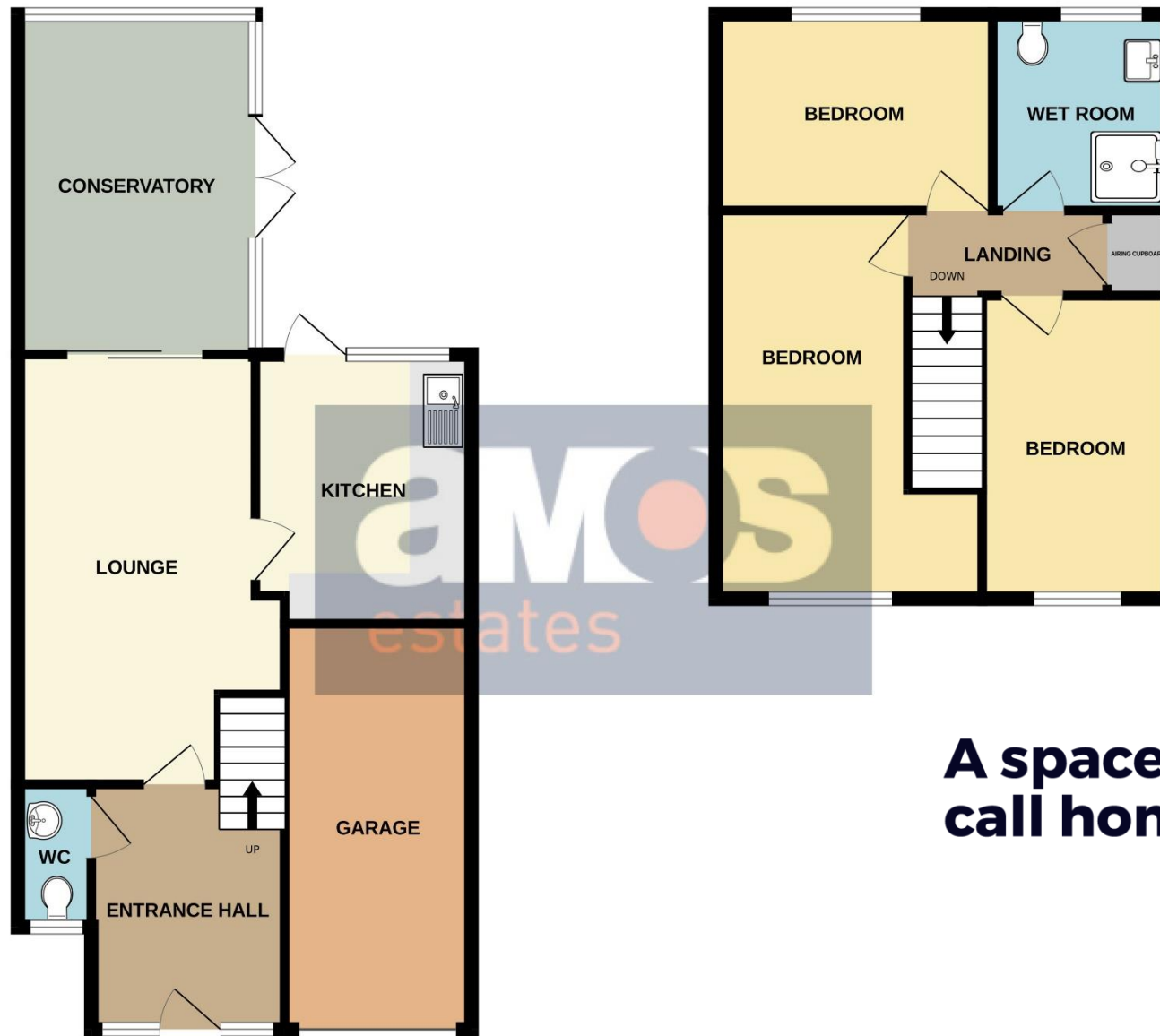


Offered with no onward chain and situated in this popular location is this well presented **three bedroom** end terraced family home. The spacious accommodation comprises good size lounge, well fitted kitchen, conservatory and ground floor W.C., together with three well-proportioned bedrooms and a modern wet room. Externally, the property benefits from a secluded west facing rear garden measuring approximately 70ft, garage and off street parking to the front.

Ideally positioned for convenient access to local bus routes, major road links and Benfleet mainline station, offering direct services to London Fenchurch Street. A range of local shops, supermarkets and everyday amenities are all within easy reach. The property also falls within the sought-after catchment areas for Kents Hill Primary School and The King John School, making it an excellent choice for families.

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## Highlights

\ Well Presented Three Bedroom End Terraced Family Home

\ No Onward Chain

\ Good Size Lounge

\ Large Conservatory

\ Well Fitted Kitchen

\ Ground Floor WC

\ Well Proportioned Bedrooms

\ Modern Wet Room

\ West Facing Rear Garden Measuring Approx. 70ft

\ Garage & Off Street Parking

\ Convenient Location

\ Scope To Extend (subject to the necessary consent)

\ Kents Hill Primary & King John School Catchment

\ Transports Links Close By

\ Council Tax Band – C

\ EPC Rating - TBC

Entrance door with obscured glazed windows adjacent opening to entrance hall.

### **Entrance Hall 10'0 x 7'11 Maximum \**

Parque flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor accommodation, doors leading to lounge and ground floor WC.

### **Lounge 17'2 x 11'2 Maximum \**

Parque flooring, two radiators, power points, TV point, wall light points, plate rail, double glazed sliding patio doors leading to conservatory and door to kitchen.

### **Kitchen 11'5 x 8'8 \**

Well fitted kitchen comprising stainless steel double bowl sink and drainer unit with extendable mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge freezer, tiled walls, laminate flooring, power points, inset spotlights, uPVC double glazed window and door to rear leading to rear garden.

### **Conservatory 13'2 x 9'11 \**

uPVC double glazed windows to side and rear, uPVC double glazed French doors leading to rear garden, laminate flooring.

### **Ground Floor WC \**

Two piece suite comprising low flush WC, pedestal wash basin, tiled walls and flooring, uPVC obscure double glazed window to front.

### **Landing \**

Fitted carpet, smooth plastered and coved ceiling, loft access hatch, airing cupboard housing emersion tank and shelving, doors to accommodation off.





**Bedroom One 15'2 x 7'10 Increasing To 11'4 \**

uPVC double glazed window to front, laminate flooring, radiator, power points, storage cupboard.

**Bedroom Two 11'1 x 7'11 \**

uPVC double glazed window to rear, laminate flooring, radiator, power points, fitted wardrobes.

**Bedroom Three 12'3 x 7'5 \**

uPVC double glazed window to front, laminate flooring, radiator, power points.

**Wet Room 7'10 x 7'5 \**

Modern suite comprising walk-in shower area with shower above, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls, uPVC obscure double glazed window to rear, radiator, smooth plastered ceiling with inset spotlights, extractor.

**Rear Garden \**

A lovely, secluded west facing rear garden measuring approximately 70ft in depth, ideal for entertaining. Commencing with decking, steps down to established lawn, well stocked flowerbeds surrounding, patio to far rear, two greenhouses and timber shed to far rear, fencing to borders, timber gate to side leading to further timber shed.

**Front Garden \**

Block paved driveway providing off street parking.

**Garage 16'6 x 7'7 \**

Up and over door to front, power and light connected, wall mounted Worcester boiler.









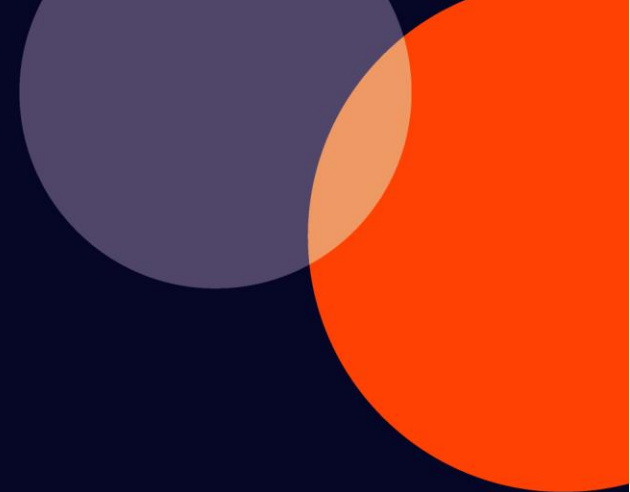
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

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