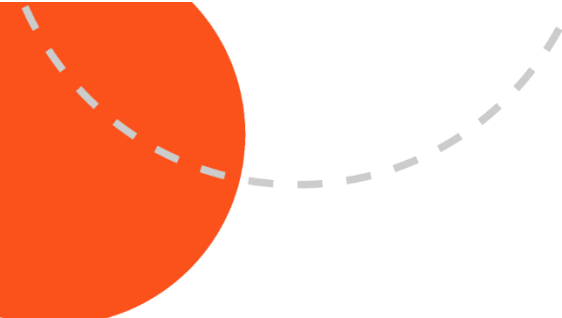




Linden Road, Benfleet, Essex, SS7 4BA
3 bed semi-detached house / £475,000 / t. 01702 555888



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Sitting on a generous plot is this extended **three double bedroom** semi-detached family home, one of the largest in it's road, offering spacious and versatile accommodation ideal for modern family living. Accommodation comprises two generous reception rooms, a modern fitted kitchen, ground floor double bedroom and family bathroom, while the first floor offers two further double bedrooms and a shower room.

Externally, the property offers a south facing rear garden measuring approximately 75ft, complete with a substantial cabin/office, perfect for those working from home or seeking additional recreational space. To the front, there is ample off street parking for multiple vehicles. Also offering excellent potential for further extension, subject to the necessary consents.

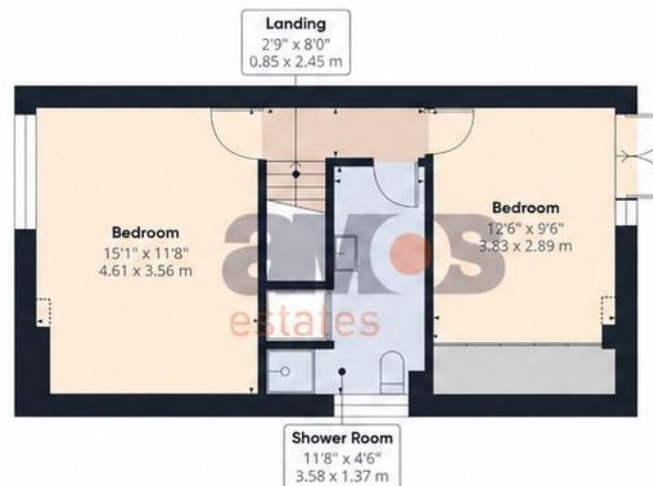
Ideally situated within easy reach of local shops, supermarkets and everyday amenities, the property also benefits from excellent transport connections via major road links and Benfleet mainline station, providing direct services to London Fenchurch Street. Families will appreciate the excellent choice of nearby schools, the property falling within the sought-after Robert Drake Primary School and Appleton School catchment areas.



A space to call home.



Ground Floor



First Floor



amos
estates

Approximate total area⁽¹⁾

1506 ft²
139.9 m²

Reduced headroom

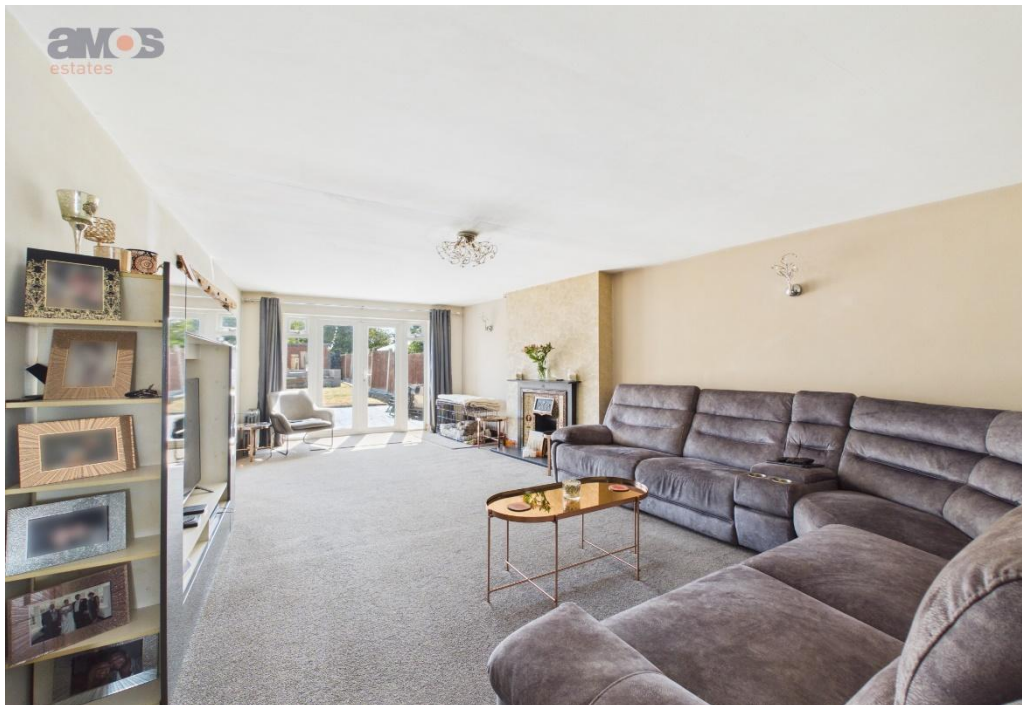
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- \ **Extended Three Double Bedroom Semi Detached Family Home**
- \ **Spacious & Versatile Accommodation**
- \ **Two Large Reception Rooms**
- \ **Modern Fitted Kitchen**
- \ **Ground Floor Family Bathroom**
- \ **First Floor Shower Room**
- \ **Ample Storage**
- \ **South Facing Rear Garden Measuring Approx. 75ft**
- \ **Large Cabin/Office With Storage Adjacent**
- \ **Off Street Parking For Multiple Vehicles**
- \ **Scope For Further Extension (subject to the necessary consent)**
- \ **Convenient Location**
- \ **Robert Drake Primary & Appleton School Catchments**
- \ **Easy Reach of Transport Links & Local Shops**
- \ **EPC Rating – C**
- \ **Council Tax Band – D**



Upvc double glazed entrance door with obscure double glazed window adjacent opening to:

**Entrance Hall **

Laminate flooring, power points, upvc double glazed window to side, smooth plastered ceiling, radiator, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

**Lounge 22'9 x 14'6 Max **

Fitted carpet, two radiators, power points, T.V point, attractive feature fireplace, upvc double glazed French doors with windows adjacent leading to rear garden, wall light points, smooth plastered ceiling, open plan to:

**Kitchen 15' x 12'3 **

Modern fitted kitchen comprising sink with mixer tap and moulded drainer inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated washing machine, inset five ring gas hob with chimney style extractive above, space for American style fridge/freezer, integrated Neff double ovens, breakfast bar facility, smooth plastered ceiling with inset spotlights, Parquet flooring, power points, upvc double glazed window to rear with upvc double glazed door adjacent leading to rear garden, open to:

**Dining Room 14'4 x 8'3 **

Laminate flooring, radiator, power points, large storage cupboards, smooth plastered ceiling.

**Ground Floor Bedroom Three 15' x 11'7 **

Upvc double glazed bay window to front with shutters, laminate flooring, radiator, power points, smooth plastered ceiling.





**Ground Floor Bathroom 11'5 x 6'3 **

Three piece suite comprising free standing claw foot bath with handheld attachment, pedestal wash basin, high level flush WC, tiled flooring, partly tiled walls, smooth plastered ceiling with inset spotlights, extractor, radiator.

**Landing **

Fitted carpet, smooth plastered ceiling, loft access hatch, doors to accommodation off.

**Bedroom One 15'1 x 11'8 **

Upvc double glazed window to front with shutters, exposed wood flooring, radiator, power points, smooth plastered ceiling.

**Bedroom Two 12'6 x 9'6 **

Upvc double glazed French doors to rear with window adjacent, fitted carpet, power points, radiator, smooth plastered ceiling, fitted wardrobes.

**Shower Room 11'8 x 4'6 **

Three piece suite comprising shower cubicle with shower over and tiled surround, low flush WC, pedestal wash basin with tiled splashback, tiled effect flooring, upvc obscure double glazed window to side, heated towel radiator, smooth plastered ceiling, storage cupboard.

**Rear Garden **

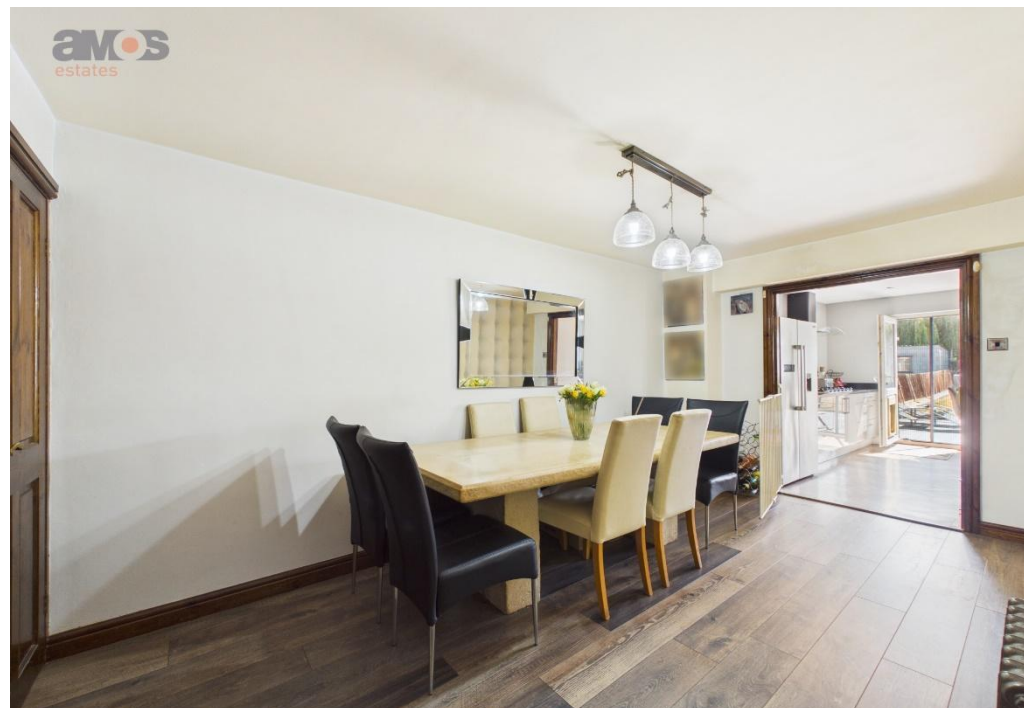
An excellent size, south facing rear garden measuring approximately 75ft in depth. Commencing with large expanse of patio whilst the remainder is laid to established lawn, large cabin/storage shed to far rear, fencing to borders, side access to front via timber gate.

**Cabin/Office/Storage 20ft x 12ft Approx **

Large cabin currently used as home office with power and light connected and adjoining storage shed.

**Front Garden **

Large driveway providing off street parking for multiple vehicles.









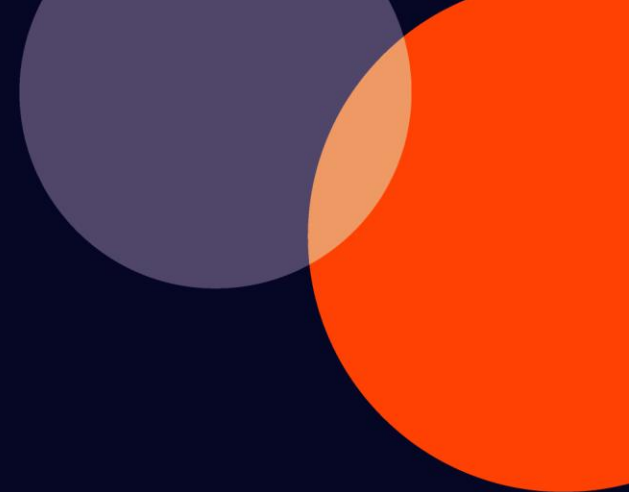


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