Tamarisk, Benfleet, Essex, SS7 5PW

4 bed detached house / Guide Price £550,000 - £600,000 / t. 01702 555888

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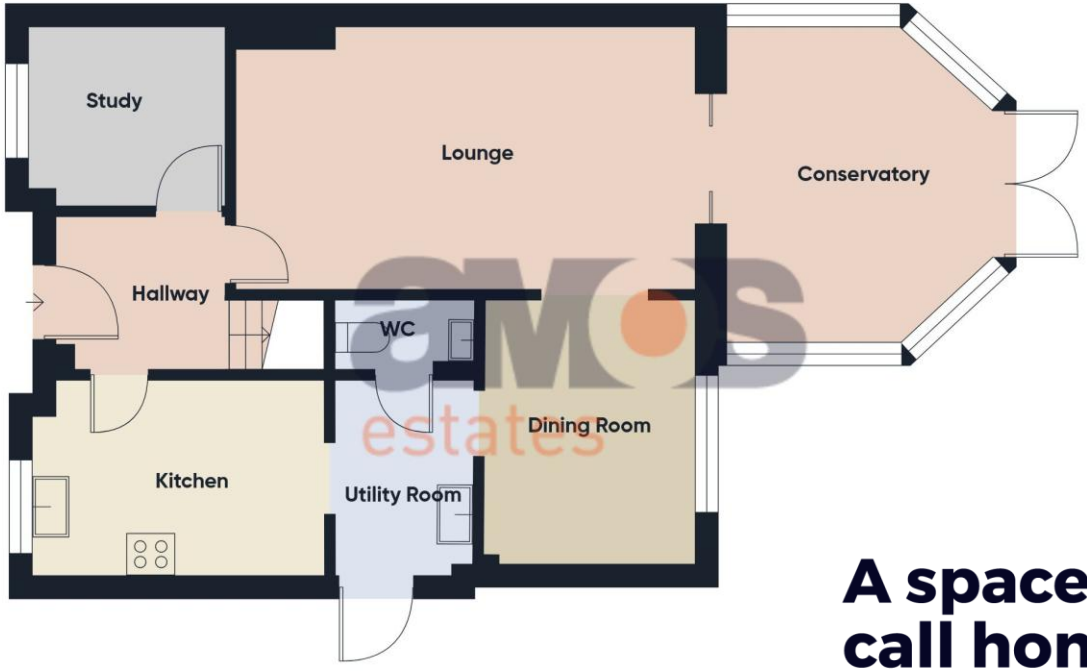
Occupying a lovely corner plot and tucked away within this highly regarded South Benfleet cul de sac is this beautifully presented four bedroom, three bathroom detached family home. Offering generous and versatile accommodation throughout, the property boasts two spacious reception rooms, a modern fitted kitchen, bright and airy conservatory, study, utility room and ground floor W.C., together with four well proportioned bedrooms, two benefiting from en-suite facilities and a luxurious family bathroom.

Externally, the property benefits from a low maintenance wrap around garden, detached double garage and ample off street parking to the front.

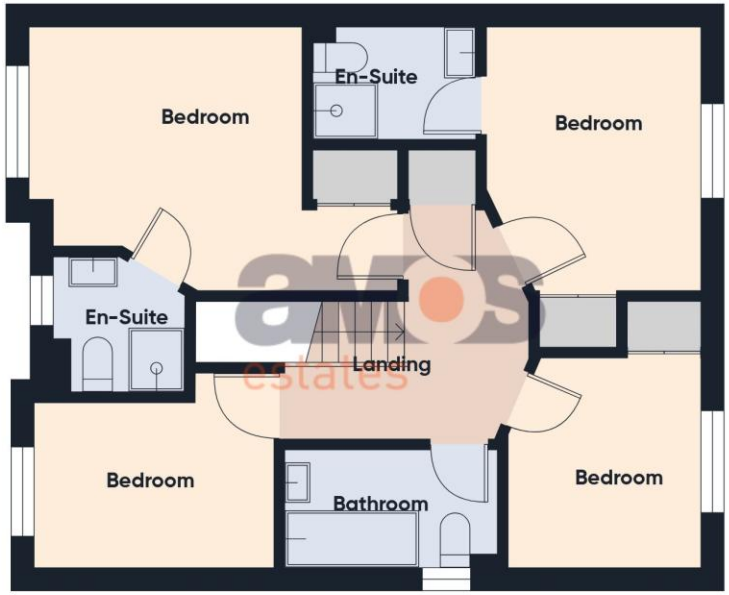
Ideally positioned within this peaceful turning, the property is conveniently located for a range of local shops, supermarkets and everyday amenities, whilst excellent transport links are also close by, including regular bus routes, major road connections and Benfleet mainline station, providing direct services into London Fenchurch Street. Families will also appreciate the excellent local schooling, with the property falling within the catchment areas for Kents Hill Primary School and Appleton School.

A superb family home in a desirable and convenient location. Early viewing is strongly advised.



Ground Floor Building 1

A space to call home.



First Floor Building 1

Ground Floor Building 2

Approximate total area(1)

1521 ft²

141.4 m²

(1) Excluding balconies and terraces

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

\ Well Presented Four Bedroom Detached Family Home

\ Two Reception Rooms

\ Modern Fitted Kitchen

\ Utility Room

\ Study

\ Large Conservatory

\ Ground Floor W.C

\ Two En-Suite Shower Rooms

\ Luxury Family Bathroom

\ Low Maintenance Wrap Around Garden

\ Detached Double Garage

\ Off Street Parking

\ Scope To Extend (subject to the necessary consent)

\ We Are Advised New Windows Installed Approx. One Year Ago

\ Gas Central Heating Via Worcester Combination Boiler

\ Lovely Corner Plot

\ Quiet Cul De Sac In South Benfleet

\ Transport Links Nearby

\ Excellent School Catchments

\ EPC – tbc

\ Council Tax Band - F

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Composite entrance door opening to entrance hall.

**Entrance Hall **
Laminate flooring, radiator, coved ceiling, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

**Lounge 18’8 x 10’4 **
Laminate flooring, two radiator, coved ceiling, power points, TV point, uPVC double glazed sliding patio doors to rear leading to conservatory, feature fireplace housing gas fire, open to dining room.

**Dining Room 11’3 x 8’7 **
uPVC double glazed window to rear, radiator, coved ceiling, power points, laminate flooring, doorway to utility room.

**Kitchen 11’11 x 7’8 **
Modern fitted kitchen comprising double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Belling double oven with Belling four ring gas hob above and chimney style extractor over, space and plumbing for a dishwasher, space for a tall fridge freezer, smooth plastered ceiling, uPVC double glazed window to front, laminate flooring, power points, radiator, doorway to utility room.

**Utility Room 7’9 x 5’8 **
Stainless steel sink and drainer unit with chrome controls inset into roll edge worktops with cupboard beneath, space and plumbing for a washing machine, wall mounted Worcester combination boiler (we are advised is approximately three years old), power points, laminate flooring, uPVC obscure double glazed door to side leading to sideway, smooth plastered ceiling, radiator, door to ground floor WC.

**Ground Floor WC **
Two piece suite comprising low flush WC, vanity wash basin with chrome mixer tap and storage below, half tiled walls, laminate flooring, radiator.

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Water Dispenser

**Study 8’1 x 7’4 **
uPVC double glazed window to front, laminate flooring, radiator, power points.

**Conservatory 13’1 x 11’6 **
uPVC double glazed windows to sides and rear, uPVC double glazed French doors to rear leading to rear garden, laminate flooring, power points, inset spotlights.

**Landing **
Fitted carpet, smooth plastered ceiling, loft access hatch, power points, cupboard with shelving, doors to accommodation off.

**Bedroom One 15’2 Reducing To 11’0 x 10’5 **
uPVC double glazed window to front, fitted carpet, radiator, power points, door to en-suite shower room.

**En-Suite Shower Room 5’8 x 5’3 **
Three piece suite comprising shower cubicle with shower over, low flush WC, pedestal wash basin with chrome controls, partly tiled walls, uPVC obscure double glazed window to front, heated towel radiator, wood effect vinyl flooring.

**Bedroom Two 11’0 x 8’9 **
uPVC double glazed window to rear, laminate flooring, radiator, power points, coved ceiling, fitted wardrobes, door to en-suite shower room.

**En-Suite Shower Room 6’7 x 4’10 **
Modern three piece suite comprising shower cubicle with shower over and tiled surround, push button WC, pedestal wash basin with chrome controls, wood effect flooring, heated towel radiator.

**Bedroom Three 8’5 x 8’3 **
uPVC double glazed window to rear, laminate flooring, radiator, power points, fitted wardrobes.

**Bedroom Four 9’10 x 6’11 **
uPVC double glazed window to front, wood effect flooring, radiator, power points.

**Bathroom 8’5 x 5’0 **
Luxury three piece suite comprising panelled bath with chrome controls and shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, tiled walls and flooring, uPVC obscure double glazed window to side.

**Rear Garden **
A lovely, low maintenance wrap around rear garden mainly laid to block paving with shingled flower beds, fencing to borders, timber summer house, outside lighting, outside power points, large sideway ideal for extension (subject to the necessary consent), with timber gate providing side access to front.

**Front Garden **
Block paved driveway providing ample off street parking with shingled flowerbed adjacent, outside lighting, water supply.

**Double Garage 16’10 x 16’10 **
Twin up and over doors to front, power and light connected, overhead storage.

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