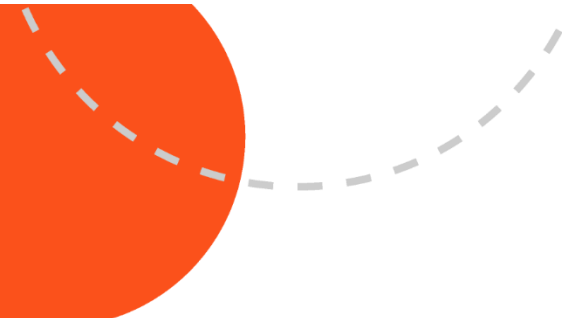




Manor Road, Benfleet, Essex, SS7 4HU

4 bed detached house / **Guide Price** £475,000 - £500,000 / t. 01702 555888

amos



A spacious and versatile detached family home, offering excellent flexibility for modern family living and with the added benefit of a lift, providing enhanced accessibility if needed. The property boasts two spacious reception rooms, a modern fitted kitchen, study/ground floor bedroom and ground floor wet room, together with three generous bedrooms to the first floor (formerly four), including an en-suite to the principal bedroom and a family bathroom.

Outside, there is a low maintenance west facing rear garden, while the front provides off street parking for three to four vehicles. Also benefiting solar panels generating an additional income of approximately £1800 per annum.

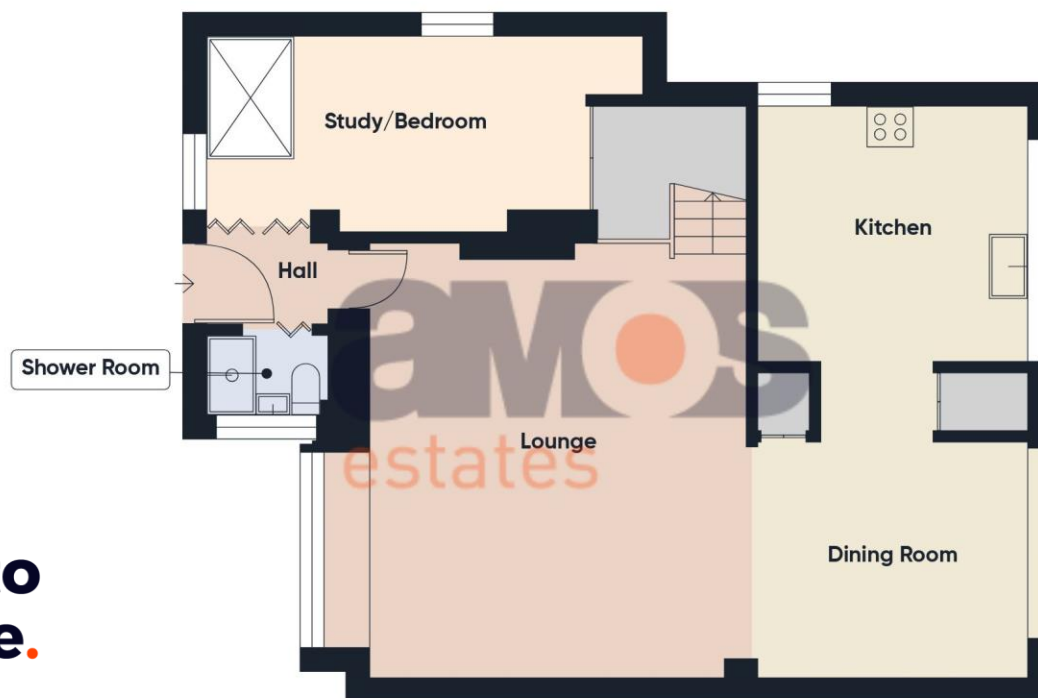
Situated within this popular turning, the property is just a short stroll from Woodside Playing Fields and a range of local shops, whilst excellent transport links are also within easy reach, including Benfleet Station, offering direct services to London Fenchurch Street.

A selection of well-regarded schools can be found nearby, with the property falling within the catchment areas for Woodham Ley Primary and Appleton School.

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Ground Floor



First Floor



Approximate total area⁽¹⁾

1225 ft²

113.8 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

- \ **Spacious Four Bedroom Detached Family Home**
- \ **Versatile & Flexible Accommodation**
- \ **Two Reception Rooms**
- \ **Well Fitted Kitchen**
- \ **Ground Floor Bedroom/Study With Lift To First Floor**
- \ **Ground Floor Wet Room**
- \ **Three Generous Size First Floor Bedrooms (formerly four)**
- \ **En-Suite To Master**
- \ **Family Bathroom Suite**
- \ **Low Maintenance West Facing Rear Garden**
- \ **Off Street Parking For Three/Four Vehicles**
- \ **Popular Location**
- \ **Excellent School Catchments**
- \ **Easy Reach Of Transport Links**
- \ **Close To Shops & Woodside Playing Fields**
- \ **Solar Panels Generating An Income Of Approx. £1800 Per Annum**
- \ **EPC Rating – C**
- \ **Council Tax Band - D**

Composite entrance door opening to entrance hall.

**Entrance Hall **

Laminate flooring, doors to accommodation off.

**Lounge 16'7 x 13'7 **

Fitted carpet, radiator, power points, double glazed bay window to front, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor, TV point, attractive feature fireplace, USB charging points, open plan to dining room.

**Dining Room 10'4 x 8'10 **

Fitted carpet, attractive wood panelling, smooth plastered and coved ceiling, double glazed sliding patio doors leading to rear garden, storage cupboards, doorway to kitchen.

**Kitchen 10'7 x 9'6 **

Luxury fitted kitchen comprising Caple stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, inset Russell Hobbs five ring gas hob with chimney style extractor above, integrated Indesit dishwasher, integrated double oven, integrated fridge, large cupboard housing space and plumbing for a washing machine and shelving, laminate flooring, obscure window to side, double glazed window to rear, radiator, power points, smooth plastered and coved ceiling.

**Ground Floor Bedroom Four/Study/Playroom 14'5 x 7'7 **

Double glazed leadlight window to front, laminate flooring, radiator, power points, lift to first floor bedroom two, storage cupboard.

**Ground Floor Wet Room 4'11 x 3'3 **

Three piece suite comprising shower, wall hung wash basin with chrome mixer tap, push button WC, heated towel radiator, coved ceiling, tiled walls, obscure double glazed leadlight window to side.





**Landing **

Fitted carpet, radiator, loft access hatch airing cupboard housing Vaillant boiler, further cupboard with shelving, solid wood doors to accommodation.

**Bedroom One 12'8 x 11'1 **

Double glazed window to rear with blackout blinds and shutters, fitted carpet, power points, fitted wardrobes, doorway to en-suite shower room.

**En-Suite Shower Room 9'3 x 7'8 **

Formerly another bedroom which could easily be converted back if so desired. Two piece suite comprising large shower cubicle with chrome controls and shower over with tiled surround, vanity wash basin with chrome mixer tap and storage below, wood effect flooring, heated towel radiator, coved ceiling, double glazed window to rear with blackout blinds and shutters.

**Bedroom Two 14'8 x 12'2 **

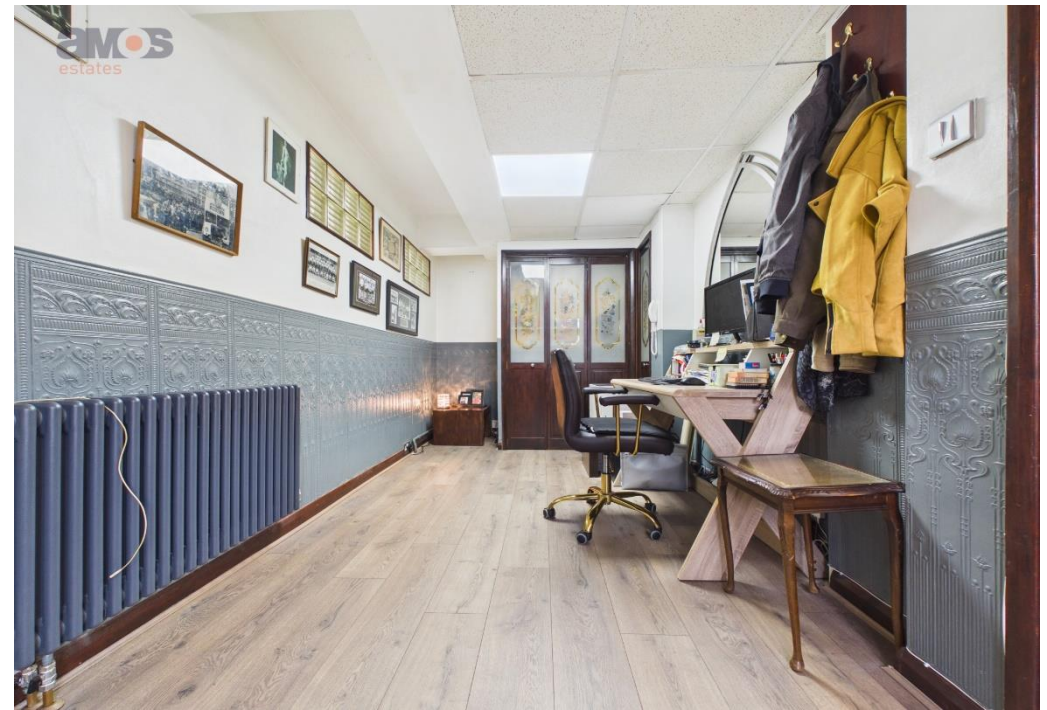
Double glazed leadlight window to front, fitted carpet, radiator, power points, lift to ground floor bedroom / study, coved ceiling, wall hung wash basin with chrome mixer tap.

**Bedroom Three 12' x 8' **

Double glazed leadlight window to front, fitted carpet, radiator, power points, fitted wardrobes large storage cupboard, coved ceiling.

**Bathroom 7'3 x 7'3 **

Three piece suite comprising panelled bath with chrome controls, separate handheld attachment and shower over, vanity wash basin with chrome mixer tap and storage below, tiled effect flooring, obscure double glazed window to side, heated towel radiator, smooth plastered and coved ceiling, tiled walls.





Rear Garden \

Low maintenance west facing rear garden mainly laid to concrete imprinted patio, brick built pergola to far rear, flowerbeds, fencing to borders, outside tap, brick built storage facility, side access to front via gate.

Front Garden \

Driveway providing off street parking for three/four vehicles.



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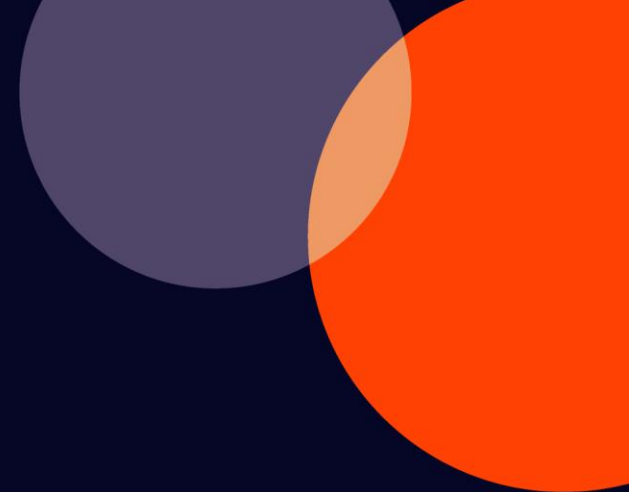
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