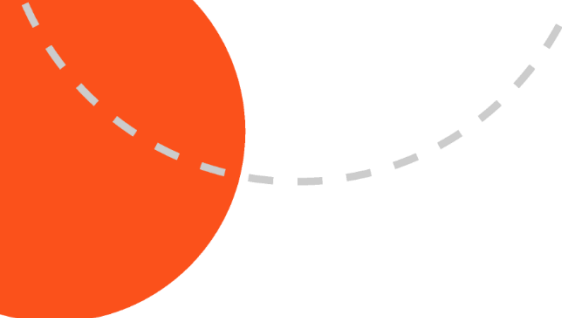




Kents Hill Road North, Benfleet, Essex, SS7 4AD

3 bedroom semi-detached house / **Guide Price** £375,000 - £400,000 / t. 01702 555888

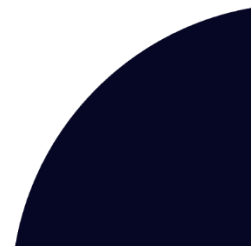


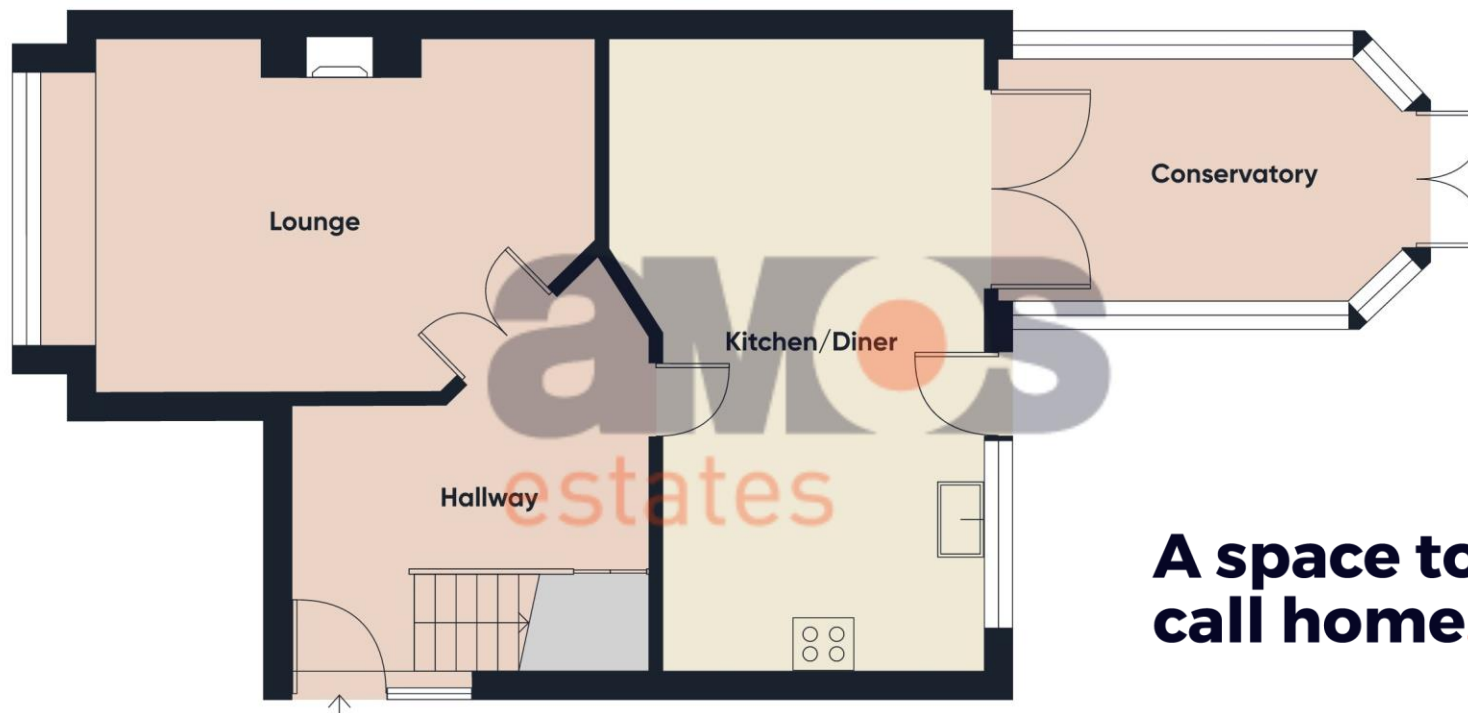


A deceptively spacious **three bedroom** semi detached family home in excellent condition throughout, ideally situated within this popular turning in Benfleet and boasting a beautiful west facing rear garden extending to approximately 100ft in depth. The well proportioned accommodation comprises a welcoming reception hall, spacious lounge, modern fitted kitchen/diner and a lovely conservatory, together with three generous size bedrooms and a family bathroom. Further benefits include an integral garage, off street parking to the front and excellent potential for extension, subject to the necessary consent.

The property enjoys a highly convenient location, within easy reach of local shops, amenities and supermarkets, as well as nearby bus routes, major trunk roads and Benfleet mainline station, providing direct services into London Fenchurch Street. A selection of well-regarded local schools can also be found nearby, with the property falling within the catchment areas for Robert Drake Primary School and Harris Academy (formerly Appleton School).

Find us on





Ground Floor Building 1

**A space to
call home.**

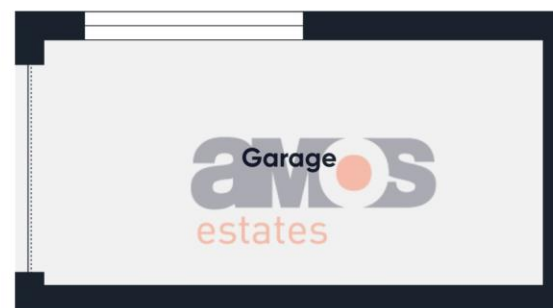
Approximate total area⁽¹⁾

1275 ft²

118.4 m²



First Floor Building 1



Ground Floor Building 2

(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.

GIRAFFE360



Highlights

- | Bright & Spacious Three Bedroom Semi Detached Family Home
- | West Facing Rear Garden Measuring Approx.100ft In Depth
- | Large Lounge
- | Modern Fitted Kitchen/Diner
- | Conservatory
- | Generous Size Bedrooms
- | Family Bathroom Suite
- | Garage & Off Street Parking
- | Scope To Extend (subject to consent)
- | Immaculate Condition
- | Popular Location
- | Easy Reach Of Transport Links
- | Robert Drake & Harris Academy (formerly Appleton) Catchments
- | Close To Shops, Amenities & Supermarkets
- | Council Tax Band - D
- | EPC Rating - tbc



Obscure double glazed entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall 13'3 x 11'7 Maximum **

Wood flooring, radiator, power points, telephone point, carpeted stairs with timber balustrade leading to first floor, coved ceiling, understairs storage cupboard, doors to accommodation off.

**Lounge 15'7 x 11'6 **

uPVC double glazed bay window to front, fitted carpet, radiator, power points, TV point, smooth plastered and coved ceiling, feature fireplace with granite hearth and timber mantle housing gas fire.

**Kitchen/Diner 19'7 x 11'8 **

Well fitted kitchen diner comprising Franke double bowl 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, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated Neff oven with integrated Neff microwave above, inset Neff induction hob with chimney style extractor above, power points, double glazed window to rear with door adjacent leading to rear garden, radiator, smooth plastered and coved ceiling, power points, uPVC double glazed French doors leading to conservatory.

**Conservatory 13'1 x 8'11 **

uPVC double glazed windows to sides and rear, uPVC double glazed French doors leading to rear garden, radiator.

**Landing **

Continuation of fitted carpet, uPVC obscure double glazed window to side, coved ceiling, power points, loft access hatch, storage cupboard with shelving, doors to accommodation off.





**Bedroom One 16' Into Wardrobe Depth x 11'6 **

uPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling with inset spotlights, fitted wardrobes, TV point.

**Bedroom Two 11'7 x 9'6 **

uPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes.

**Bedroom Three 10'7 x 8'6 **

uPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes and dresser unit.

**Bathroom 8'5 x 6'8 **

Three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, coved ceiling, inset spotlights, obscure double glazed window to rear, radiator, extractor.

**Rear Garden **

A beautiful west facing rear garden measuring approximately 100ft in depth offering seclusion and privacy. Commencing with patio whilst the remainder is laid to established lawn with well stocked flowerbeds surrounding, timber shed and patio to far rear, fencing to borders, side access to front via gate.

**Garage 16' x 8'6 **

Up and over door to front, power and light connected, obscured window to side.

**Front Garden **

Driveway providing off street parking with lawn and flowerbed adjacent.







PLEASE NOTE:-

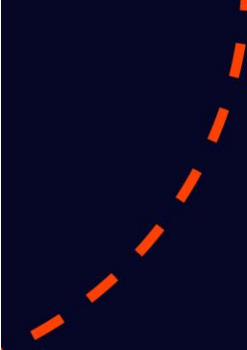
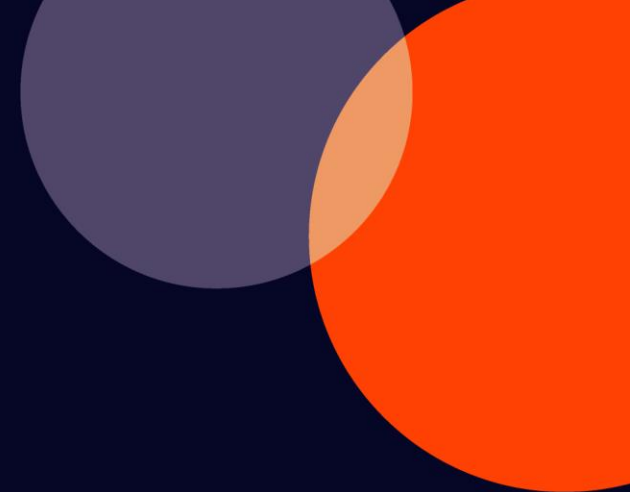
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