

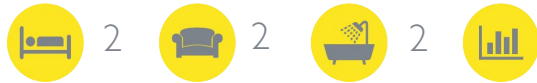


7 Kents Hill Road



7 Kents Hill Road
Benfleet
Essex
SS7 5PN

Guide price £325,000



Guide price £325,000 - £350,000

Are you looking for your next project? This semi-detached house is the perfect purchase for anyone who wants to renovate a property from top to bottom. This home has a good foundation to start with and could truly be something special with a refurbishment, fresh lick of paint and also has the potential to extend subject to planning permission. The exterior provides off street parking to the rear of the property, garage for additional storage and a west facing rear garden which could eventually become a wonderful space to relax with friends and family. Walk through the front door and you will find a downstairs W/C, spacious lounge and kitchen, conservatory, three piece suite bathroom and two great sized double bedrooms. The true selling point to this property is its fantastic location being a short walk to local shops, easy access onto to A13 and A127, multiple bus connections and you can stroll 20 minutes down the road to Tarpots where you can meet friends and enjoy shops, cafes, bars and restaurants including the well known Aspera with excellent food and drinks.



Entrance

Entrance door into hallway comprising ceiling with pendant lighting, dado rail, picture rail, stairs leading to first floor landing, radiator, carpeted flooring, doors to:

Lounge

12'1" x 10'2" (3.68m x 3.10m)

Double glazed bay window to front, ceiling with pendant lighting, wall mounted lights, wooden mantle piece, radiator, carpeted flooring.

Kitchen

16' x 10' (4.88m x 3.05m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit, space for cooker, dishwasher and fridge freezer, double glazed windows to side and rear, ceiling with ceiling light, tiled splashbacks, carpeted flooring, door to:

Conservatory

13'3" x 5'1" (4.04m x 1.55m)

Double glazed windows to rear, door to rear leading to

rear garden, space for washing machine and tumble dryer, concrete flooring, door to:

Downstairs W/C

Two piece suite comprising pedestal wash hand basin, low level w/c, double glazed obscure window to rear, ceiling with ceiling light, concrete flooring.

First Floor Landing

Ceiling with pendant lighting, loft access, carpeted flooring, doors to:

Bedroom One

12'8 × 10'4 (3.86m × 3.15m)

Double glazed window to front, ceiling with pendant lighting, picture rail, storage cupboard, radiator, carpeted flooring.

Bedroom Two

11'1 × 8'7 (3.38m × 2.62m)

Double glazed window to rear, ceiling with pendant lighting, picture rail, radiator, carpeted flooring.

Bathroom

Three piece suite comprising walk in shower cubicle with electric shower and handheld attachment over, wash hand basin set into vanity unit, low level w/c, extractor fan, double glazed obscure window to rear, ceiling with pendant lighting, radiator, laminate flooring.

Rear Garden

Hardstanding seating area, remainder laid to lawn, mature tree and shrub borders, shed at rear to remain, side gate providing access to front garden.

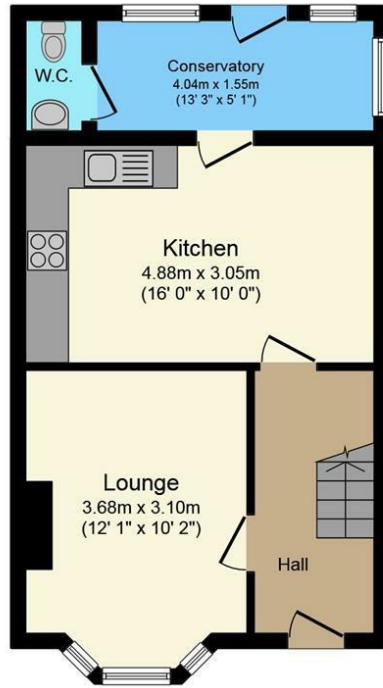
Garage

Garage to side of property.

Front Garden

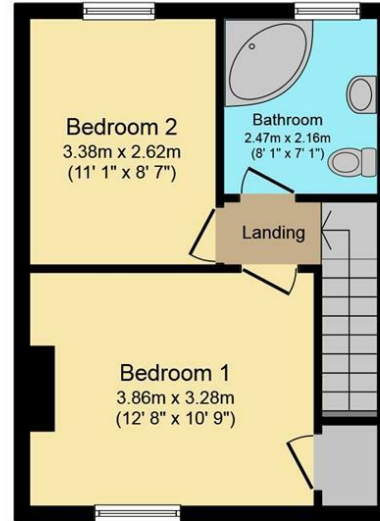
Hardstanding driveway with step up to front entrance door, parking available to the rear of the property.





Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx

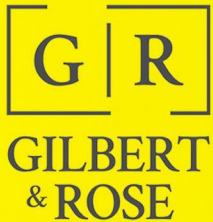


First Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

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