



STUART THOMAS
ESTATES



- MUCH SCOPE AND POTENTIAL
- SOUTH FACING GARDEN
- FOUR BEDROOMS
- THREE RECEPTION ROOMS

252 Kiln Road, Benfleet, SS7 1RR

Guide Price £595,000

Fancy a project? On a CORNER PLOT with a SOUTH FACING REAR GARDEN is this DETACHED CHARACTER PROPERTY offering much SCOPE and POTENTIAL. Offered with NO ONWARD CHAIN the property offers GOOD SIZE ACCOMMODATION and is within EASY REACH of the KING JOHN SCHOOL and SEEVIC COLLEGE.



Property Description

ENTRANCE PORCH

Twin double glazed entrance doors lead to the entrance porch. Solid wood door with a glazed panel leads to the entrance hall. Stairs lead to the first floor with a cupboard under. Obscure glazed window to the side.

FIRST FLOOR CLOAKROOM

Low level wc. Window to the side. Radiator.

LOUNGE

16' 4 into the bay" x 13' 6" (4.98m x 4.11m) Tiled fireplace with a coal effect fire. Double glazed bay window to the front. Radiator. Coving.

DINING ROOM

14' 11 into the bay" x 12' 5" (4.55m x 3.78m) Double glazed bay window to the side. Double radiator. Wood burning stove. Folding doors lead to the second Lounge.

KITCHEN

10' 5" x 8' 4" (3.18m x 2.54m) With units at eye and base level. Double drainer stainless steel sink unit with a mixer tap over. Built in cupboard. Extractor cooker hood.

THIRD RECEPTION ROOM

20' 10" x 9' (6.35m x 2.74m) Double glazed sliding patio doors lead to the rear garden. Windows to the rear and side. Radiator. Coving.

BEDROOM ONE

16' 7" x 12' 5" (5.05m x 3.78m) Double glazed bay window to the front. Radiator. Fitted wardrobes to one wall. Coving.





BEDROOM TWO

13' 3" x 12' 5" (4.04m x 3.78m) Double glazed bay window to the side. Window to the rear. Two radiators. Built in wardrobe cupboard.

BEDROOM THREE

12' 6" x 8' 4" (3.81m x 2.54m) Windows to the rear and side. Cupboard housing a gas fired combi central heating boiler.

BEDROOM FOUR

8' 2" x 7' 9" (2.49m x 2.36m) Oriel bay window to the front. Radiator.



GROUND FLOOR SHOWER ROOM

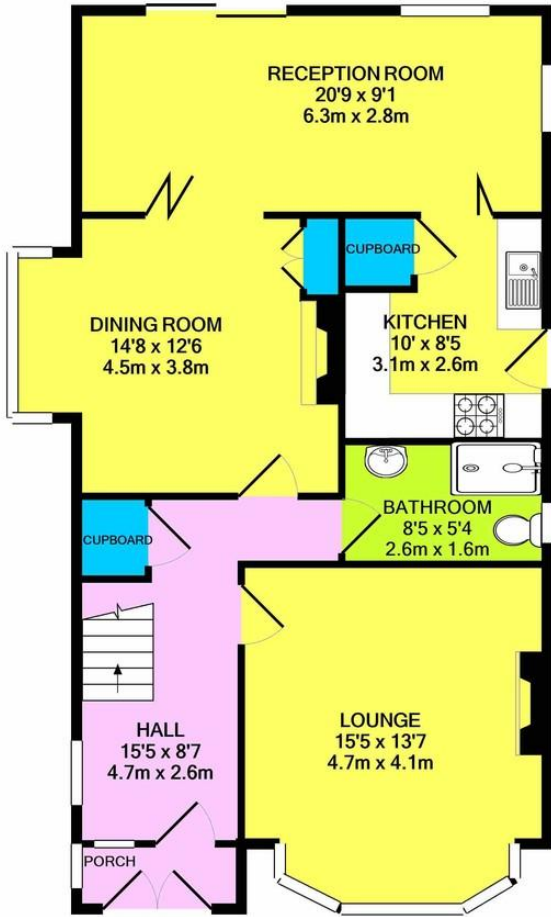
Low level wc pedestal wash hand basin and shower cubicle. Obscure glazed window to the side.

OFF STREET PARKING

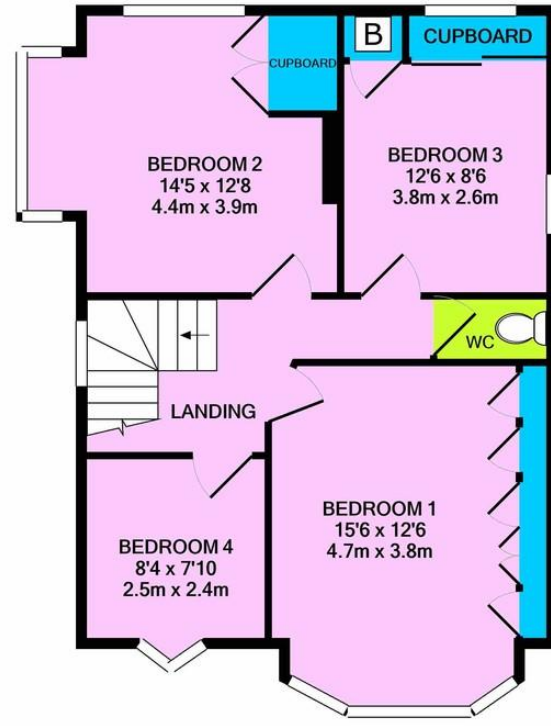
Off street parking to the side of the property.

REAR GARDEN

This established SOUTH FACING rear garden has a variety of established trees and shrubs. A selection of outbuildings. Ornamental pond. Side access to the front.



GROUND FLOOR
APPROX. FLOOR
AREA 841 SQ.FT.
(78.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1474 SQ.FT. (136.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements