



- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- IN NEED OF UPDATING

## 5 Albion Road, Benfleet, SS7 5PU

Guide Price £550,000

In this convenient South of the A13 location close to local schools is this DETACHED 4 DOUBLE BEDROOM family home with a GOOD SIZE SOUTH FACING GARDEN. In need of modernisation and being sold with NO ONWARD CHAIN here is a property NOT TO BE MISSED.



## Property Description

### ENTRANCE HALL

Entrance door with a lead light glazed panel inset and a side screen leading to the entrance hall. Coving. Dado rail. Radiator. Stairs lead to the first floor.

### CLOAKROOM

Low level wc and vanity wash hand basin. Radiator. Coving. Extractor fan. Fully tiled with all visible walls.

### LOUNGE

19' 10" x 13' 10" (6.05m x 4.22m) This spacious room has double glazed bi fold doors directly leading on to the South Facing rear garden. Feature fireplace with a gas coal effect fire. Coving. Double doors lead to the entrance hall. Double lead light stained glass doors lead to the:-

### DINING ROOM

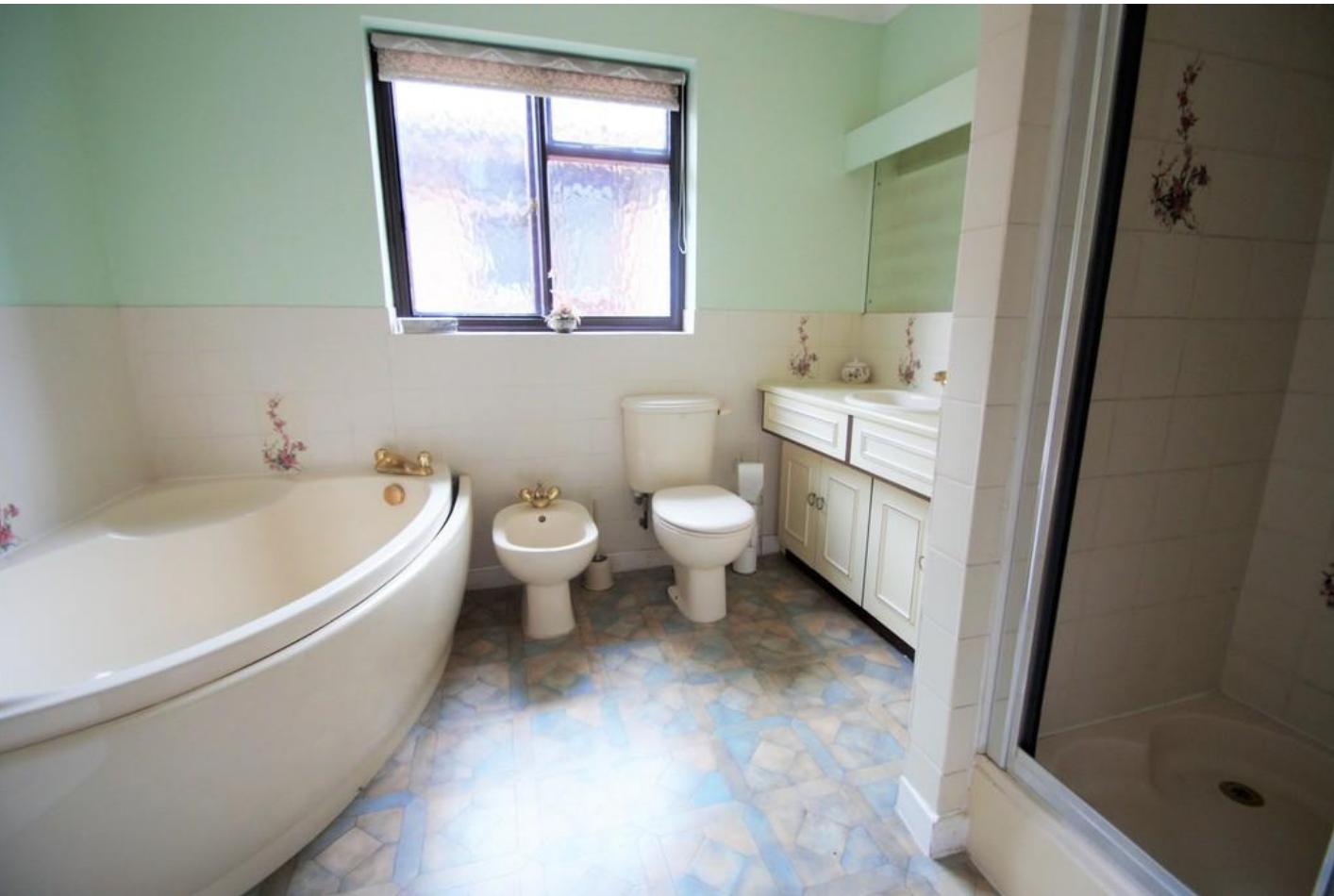
10' 10" x 10' 8" (3.3m x 3.25m) Secondary double glazed lead light bay window to the front aspect. Radiator. Coving.

### KITCHEN

11' 9" x 10' 2" (3.58m x 3.1m) Fitted with a range of Oak units at eye and base level with work surfaces over. 4 ring gas hob with an extractor cooker hood over. Built in oven and grill. One and a half bowl single drainer sink unit with a mixer tap over. Built in larder cupboard. Double glazed windows to the rear. Double radiator. Breakfast bar.

### UTILITY ROOM

9' 2" x 5' 1" (2.79m x 1.55m) Double glazed door leads to the lean to. Base and wall cupboard. Single drainer stainless steel sink unit. Gas fired central heating boiler. Space and plumbing for a washing machine and dishwasher. Radiator.



#### LEAN TO

10' 3" x 6' 5" (3.12m x 1.96m) Double glazed sliding patio doors and a double glazed single door to the garden.

#### LANDING

Access to the loft. Double airing cupboard housing the hot water cylinder. Coving.

#### BEDROOM ONE

15' 2" x 11' 10" (4.62m x 3.61m) Double glazed window to the rear. Radiator. Coving. Sliding door mirrored wardrobes. Door leads to the:-

#### EN SUITE

Low level wc and a vanity wash hand basin with cupboards under. Shower cubicle. Secondary double glazed obscure window to the side. Radiator.

#### BEDROOM TWO

14' 3" x 10' 2" (4.34m x 3.1m) Double glazed window to the rear. Radiator. Coving.

#### BEDROOM THREE

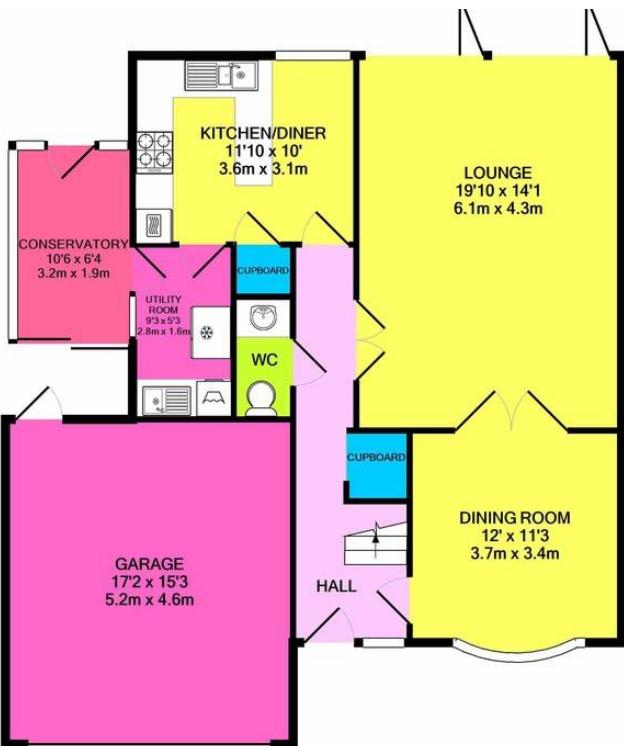
11' 11" x 10' 11" (3.63m x 3.33m) Secondary double glazed lead light window to the front. Radiator. Coving.

#### BEDROOM FOUR

10' 10" x 10' 9" (3.3m x 3.28m) Secondary double glazed lead light window to the front. Radiator. Coving.

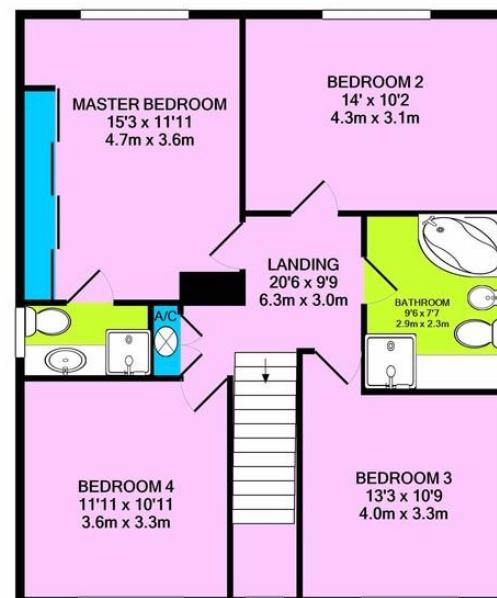
#### BATHROOM

Low level wc bidet vanity wash hand basin with cupboards under. Corner bath. Separate shower cubicle. Secondary



GROUND FLOOR  
APPROX. FLOOR  
AREA 1035 SQ.FT.  
(96.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1834 SQ.FT. (170.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 799 SQ.FT.  
(74.2 SQ.M.)

double glazed window to the side. Double radiator. Coving.

#### DOUBLE GARAGE

17' 1" x 15' 4" (5.21m x 4.67m) This good size garage has an electrically operated up and over door. Personal rear door. Gas meter.

#### FRONT GARDEN

Established front garden laid to lawn with flower and shrub borders.

#### REAR GARDEN

This good size SOUTH FACING rear garden is approximately 70' in length. Decking. Lawn and ornamental pond. Two greenhouses a summer house and garden shed. Established borders. Side access to the front. Outside lighting and water

