



STUART THOMAS
ESTATES



- STUNNING KITCHEN/FAMILY ROOM
- CENTRAL ISLAND UNIT
- SOUTH FACING REAR GARDEN
- THREE GOOD SIZE BEDROOMS

105 Stansfield Road, Benfleet, Essex, SS7 4NA

Guide Price £475,000

An OUTSTANDING OPPORTUNITY to acquire this BEAUTIFUL DETACHED HOUSE extended to the rear to provide a STUNNING KITCHEN/FAMILY ROOM and USEFUL STUDY/UTILITY ROOM. Large Lounge and Ground floor cloakroom. Three GOOD SIZE BEDROOMS and family bathroom. SOUTH FACING easy to maintain REAR GARDEN.



Property Description

ENTRANCE PORCH

Twin double glazed entrance doors lead to the entrance porch. Further double glazed door with glazed inserts and an adjacent side screen leads to the entrance hall.

ENTRANCE HALL

Wood effect flooring. Stairs to the first floor with an under stairs storage cupboard.

CLOAKROOM

Fully tiled to all visible walls and floor. Low level wc and a corner wash hand basin. Double glazed obscure window to the side.

LOUNGE

20' 0" x 13' 1" max (6.1m x 4.0 narrowing to 3.2m) This attractive room has wood effect flooring. Georgian style double glazed window to the front aspect. Coving. Electric radiator.

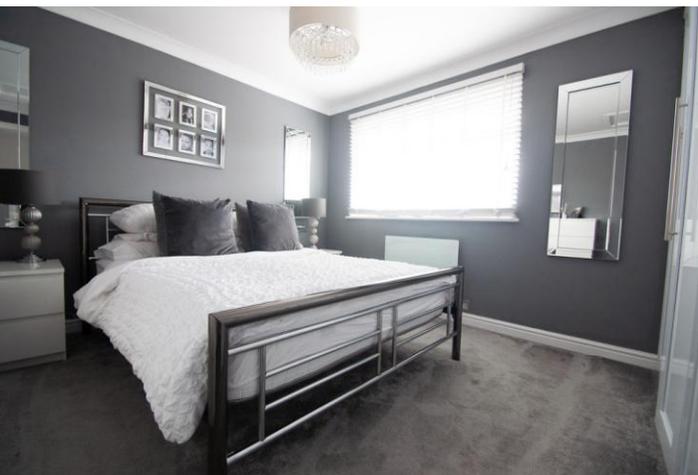
KITCHEN/FAMILY ROOM

22' 3" x 17' 8" max L shaped (6.8m x 5.4 narrowing to 4m) This stunning room at the rear of the property has a double glazed door and 2 double glazed windows overlooking the South Facing rear garden. Marble effect tiling to all visible floors. Feature Central Island with a built under sink with a mixer tap over and integrated dishwasher. Breakfast bar. Ceramic hob with a concealed extractor cooker hood over. Double oven. Integrated fridge and freezer. Inset ceiling spotlights. Vertical electric radiator.

UTILITY ROOM/STUDY

6' 10" x 5' 10" (2.1m x 1.8m) This useful space has a double glazed window to the rear. Electric radiator. Marble effect floor tiling, space and plumbing for a washing machine and





tumble dryer.

LANDING

Airing cupboard. Envirovent air system.

BEDROOM ONE

11' 9" x 10' 9" (3.6m x 3.3m) This beautiful master bedroom has a double glazed window to the rear. Electric radiator. Coving. Access to the loft.

BEDROOM TWO

12' 9" x 8' 10" (3.9m x 2.7 narrowing to 1.6m) Double glazed georgian style window to the front aspect. Electric radiator. Coving.

BEDROOM THREE

9' 10" x 7' 10" (3.0m x 2.4m) Double glazed window to the rear. Electric radiator. Coving.

BATHROOM

With a 3 piece white suite comprising a low level wc vanity wash hand basin and a panelled bath with a mixer tap and shower attachment. Electric shower and shower screen. Heated towel rail. Obscure double glazed georgian style window to the front.

GARAGE

Attached to the side of the property with an up and over door.

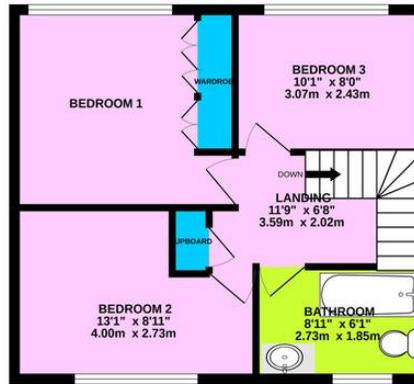
REAR GARDEN

This easily maintained rear garden is SOUTH FACING. Measures approximately 36' wide x 24' deep. Paved patio, decking and artificial lawn. Side access to the front.

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Band D Castle Point Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	

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