



STUART THOMAS  
ESTATES



- EXTENDED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- FITTED KITCHEN

38 Linden Road, Benfleet, Essex , SS7 4BA

Guide Price £375,000

Extended to the rear is this LARGE FAMILY HOME benefitting from a good size Lounge/Diner overlooking the LARGER THAN AVERAGE REAR GARDEN. With 3 BEDROOMS to the first floor, separate WC and Bathroom upstairs. There will be NO ONWARD CHAIN.



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Radiator. Coving. Storage cupboard. Stairs to the first floor with a cupboard under. Wall light point.

### LOUNGE/DINER

23' 1" x 17' 2" (7.04m x 5.25 narrowing to 4.99m) This really good size room has wide double glazed patio doors leading to the larger than average rear garden. Two double radiators. Coving. 6 wall light points.

### KITCHEN

10' 11" x 8' 10" (3.33m x 2.71m) Fitted with a range of wood trimmed units at eye and base level with ample work surfaces over. One and 3/4 bowl single drainer sink unit with a mixer tap over and waste disposal unit. Kenwood ceramic hob with a concealed extractor cooker hood over. Space and plumbing for a washing machine and dishwasher. Double glazed windows to the front and side. Built in double oven.

### LANDING

Access to the loft.

### BEDROOM ONE

17' 1" x 10' 11" (5.22m x 3.33m) Double glazed window to the front. Radiator. Range of freestanding wardrobes. Coving.

### BEDROOM TWO

10' 11" x 8' 1" (3.33m x 2.47m) Double glazed window to the rear. Radiator. Coving. Two wall light points. Fitted wardrobes.

### BEDROOM THREE

9' 9" x 8' 8" (2.99 m x 2.66 reducing to 1.94m) Build in





wardrobes. Cupboard housing a gas fired combi central heating boiler. Coving. Double glazed window to the rear. Radiator.

#### WC

Low level wc. Double glazed obscure window to the side. Coving.

#### BATHROOM

With a 2 piece white suite comprising a panelled bath with a mixer tap and shower attachment and wash hand basin. Radiator. Double glazed obscure window to the side. Fully tiled to all visible walls.

#### GARAGE

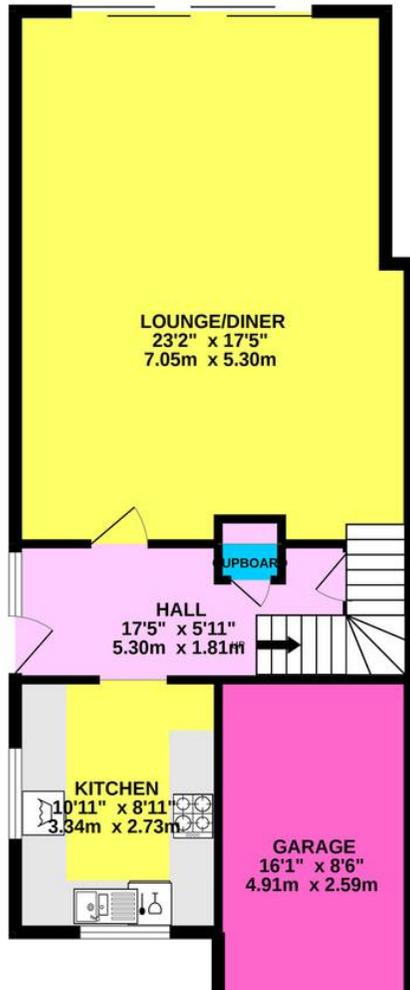
Part integral with a roller door.

#### REAR GARDEN

In excess of 55' in length neatly laid to lawn with established shrub borders. External water supply, light and power point. Shed and greenhouse. Side access to the front.



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		

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