



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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**EC** Essex Countryside  
Moving home made easier.



**114 Rectory Road, Benfleet, SS7 2NQ**  
£850,000 - £900,000 Guide Price

Essex Countryside are delighted to offer for sale this stunning four double bedroom privately gated detached home which stands on an impressive sized plot measuring approx. 155' x 39'. The accommodation comprises of a spacious entrance hall, large lounge with double doors opening into a dining room, conservatory, a good size kitchen / breakfast room, cloakroom WC & utility room. To the first floor there is a large landing, master bedroom with an ensuite wet room, three further bedrooms and a large bathroom suite. Outside, the rear garden offers seclusion and is approx. 80' and commences with a large decked area and the rest is mainly laid to lawn. The property is conveniently located and is opposite John Burrows Park whilst the nature reserve and town centre is within a short walk.

- ELECTRIC GATES TO THE FRONT
- FOUR DOUBLE BEDROOMS
- GOOD SIZE PLOT APPROX. 155' X 39'
- 80' SECLUDED REAR GARDEN
- EN SUITE TO MASTER BEDROOM



**ENTRANCE HALL** 21' 5" x 7' 0" (6.53m x 2.13m) Solid wood entrance door with double glazed leadlight windows to front, solid oak flooring, radiator, power point, coved to ceiling, wall light points, under stairs storage cupboard, stairs rising to the first floor.

**LOUNGE** 23' 8" x 12' 8" (7.21m x 3.86m) Double glazed leadlight bay windows to front, coved to ceiling, radiators, wall light points, power points, TV point, feature stone fireplace with gas coal effect fire. Double oak doors with glazed inset leading into:-

**DINING ROOM** 12' 7" x 12' 0" (3.84m x 3.66m) Double glazed french doors with side panels leading into conservatory. Karndean flooring, power points, coved to ceiling, wall light points, radiator.

**KITCHEN/BREAKFAST ROOM** 18' 0" x 12' 0" (5.49m x 3.66m) Double glazed window to rear, double glazed window to side aspect, double glazed door leading to rear garden. Extensive range of shaker style units to both base and eye with granite work tops incorporating a 1.5 stainless steel sink unit. Integrated dishwasher, range master stainless steel dual fuel cooker with extractor canopy above, space and plumbing for American Style fridge freezer. Coved to ceiling, inset spot lights, tiled flooring with under floor heating, door leading to garage.

**CONSERVATORY** 15' 10" x 11' 0" (4.83m x 3.35m) Double glazed windows to front and side aspects, double glazed french doors to side aspect opening on to a decked area, Karndean flooring, power points, TV point, wall light points, wall mounted Daikin air condition unit.

**CLOAKROOM WC** 7' 3" x 2' 10" (2.21m x 0.86m) Wall mounted wash basin with tiled splash back, concealed low level WC, inset spot lights, extractor fan, tiled flooring, radiator. Double doors opening into:-

**UTILITY ROOM** 8' 0" x 3' 10" (2.44m x 1.17m) Coved to ceiling, inset spotlights, space and plumbing for washing machine, space for tumble dryer, power points, tiled flooring.

**FIRST FLOOR LANDING** 20' 10" x 7' 1" > 10' (6.35m x 2.13m) Spacious first floor landing with double glazed lead light window to front, power point, coved to ceiling, access to loft, airing cupboard.

**BEDROOM ONE** 16' 0" x 12' 0" (4.88m x 3.66m) Double glazed window to rear aspect, coved to ceiling, power points, TV point, Karndean flooring, extensive range of built in wardrobes to one wall, mounted Daikin air condition unit.

**ENSUITE WET ROOM** 10' 0" x 4' 0" (3.05m x 1.22m) Obscure double glazed window to side aspect, concealed low level WC, wall mounted vanity unit with cupboard under and inset mirror with Corian surround, large ceiling mounted rainfall shower head and separate handset, fully tiled walls with glass screen, chrome heated towel rail, inset spot lights, coved to ceiling, extractor fan.

**BEDROOM TWO** 12' 7" x 12' (3.84m x 3.66m) Double glazed window to rear, power points, TV point, coved to ceiling, radiator, Karndean flooring.

**BEDROOM THREE** 12' 7" x 12' 9" (3.84m x 3.89m) Double glazed window with lead lights to front aspect, power points, TV point, radiator, coved to ceiling, Karndean flooring.

**BEDROOM FOUR** 10' 6" > 10' x 13' 4" (3.2m x 4.06m) Double glazed lead light window to front aspect, power points, TV point, coved to ceiling, Karndean flooring.

**BATHROOM** 10" x 8' (3.05m x 2.44m) Obscure double glazed window to side aspect. White suite comprising of wall mounted wash basin, concealed low level WC, built in cupboards, half tiled walls, large bath with tiled surround, tiled flooring, separate fully tiled shower with fitted screen, inset spot lights, coved to ceiling, extractor fan.

**INTEGRAL GARAGE** 16' 4" > 10' x 10' (4.98m x 3.05m) With up & over door, door leading to rear garden, wall mounted Ideal boiler, Free standing Mega Flow system, power & lighting.

**FRONT GARDEN** 40' x 39' (12.19m x 11.89m) Electric gates leading on to a blocked paved driveway providing ample off street parking. There are mature shrub and flower borders, access to side, outside tap, outside power points, outside lighting.

**REAR GARDEN** 80' 0" x 38' 0" (24.38m x 11.58m) The rear garden commences with a large decked area with granite style steps leading to the lawn area, fully fenced with mature shrub borders, outside lighting, outside power points, outside hot & cold taps.

**PLEASE NOTE** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a director of Essex Countryside.