



STUART THOMAS
ESTATES



- SUPERBLY FITTED KITCHEN/DINER
- APPROX 60' GARDEN
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM

9 Badger Hall Avenue, Benfleet, Essex , SS7 1TL

£475,000

This SUPERB 4 bedroom family home is set over 3 floors and is CLOSE TO THE KING JOHN SCHOOL and SEEVIC COLLEGE. Extended to provide a LARGE well fitted kitchen/diner across the rear, Lounge, conservatory bathroom and shower Room.



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed lead light inset and adjacent window leading to the spacious entrance hall. Stairs to the first floor with a cupboard under. Radiator. Wood effect flooring.

LOUNGE

15' 5" x 10' 9" (4.7 into the baym x 3.3m) Double glazed window to the front aspect. Coving. Two wall light points. Radiator. Open plan to the :-

KITCHEN/DINER

22' 4" x 10' 9" (6.82m x 3.3m) This superb room across the rear of the property is well fitted with a range of units at eye and base level with granite work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Integrated dishwasher, fridge and freezer. Ceramic hob with a built under oven and extractor cooker hood over. Further built in oven. Double radiator. Inset ceiling spotlights. Sliding patio doors lead to the conservatory. Wood effect tiled floor. Two double glazed windows to the rear.

UTILITY AREA

Being L shaped to the kitchen with space and plumbing for a washing machine. Wall mounted gas fired central heating boiler. Double radiator. Double glazed door to the side. Wood effect tiled floor.

CONSERVATORY

9' 10" x 9' 10" (3.0m x 3.0m) Tiled floor. Twin double glazed french doors lead to the rear garden.

SHOWER ROOM

Low level wc and a vanity wash hand basin with a cupboard





under. Large walk in shower. Heated towel rail. Obscure double glazed window to the front. Tiled floor. Extractor fan.

LANDING

Built in storage cupboard. Obscure double glazed window to the side. Coving.

BEDROOM ONE

12' 9" x 10' 9" (3.9m x 3.3m) Double glazed window to the front. Coving. Built in wardrobe cupboard.

BEDROOM TWO

10' 9" x 9' 10" (3.3m x 3.0m) Double glazed window to the rear. Radiator. Coving.

BEDROOM THREE

8' 2" x 6' 6" (2.5m x 2.0m) Double glazed window to the front. Door leads to Bedroom One. Coving. Radiator.

BEDROOM FOUR/LOFT ROOM

11' 9" x 11' 5" (3.6m x 3.5m) Velux windows to the front and rear. Access to the eaves. Built in shelving and drawers. Radiator.

BATHROOM

Low level wc vanity wash basin with a cupboard under and a panelled bath with mixer tap. Independent shower over the bath with a shower screen. Obscure double glazed window to the rear. Heated towel rail.

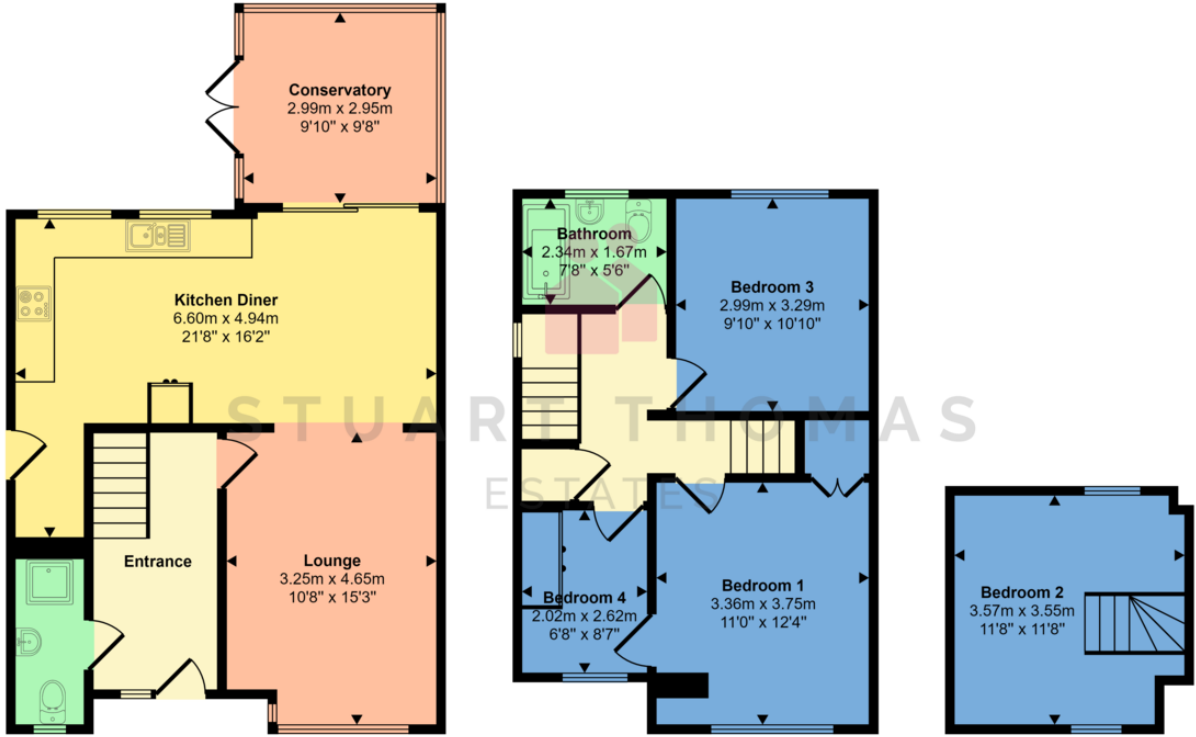
FRONT GARDEN

Ample off street parking to the front of the property.

REAR GARDEN



Measuring approximately 60' long laid to lawn with established shrub borders. Side access to the front. Summerhouse. Garden shed. Block paved patio. There is an outbuilding measuring 4.2 x 3.7m which has inset spotlighting to the ceiling. Ideal for anyone looking to work from home.



Ground Floor

First Floor

Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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