



STUART THOMAS
ESTATES



- WEST BACKING GARDEN
- IMMEDIATE VACANT POSSESSION
- FOUR BEDROOMS
- CLOSE TO SCHOOLS, SHOPS AND BUS ROUTES

149 Manor Road, Benfleet, Essex, SS7 4HU

Guide Price £435,000 - £450,000

****Guide Price £435,000 to £450,000**** Offering IMMEDIATE VACANT POSSESSION is this FOUR BEDROOM DETACHED HOUSE well located for shops schools and bus routes. The property offers an Entrance Lobby, Entrance Hall, Cloakroom, Large Lounge/Diner, Conservatory and WELL FITTED KITCHEN. Upstairs are the FOUR BEDROOMS and SHOWER ROOM.



Property Description

ENTRANCE LOBBY

Double glazed entrance door with a stained glass inset and a side screen leads to the :-

ENTRANCE HALL

Stairs lead to the first floor. Radiator. Thermostat for the central heating.

CLOAKROOM

Low level wc and a corner wash hand basin. Obscure double glazed high level window to the side. Radiator. Fully tiled to all visible walls and floor.

LOUNGE/DINER

24' 11" x 11' 9" (7.6m x 3.6m narrowing to 2.8m) This good size room has a double glazed window to the front. Two radiators. Coving. Sliding patio doors lead to the conservatory.

KITCHEN

11' 5" x 10' 2" (3.5m x 3.1m) This well fitted kitchen has a range of gloss white units at eye and base level with ample work surfaces over. One and three quarter bowl single drainer stainless steel sink unit with a mixer tap over. Ceramic hob with an extractor cooker hood over. Built in double oven. Double glazed window to the rear. Space for a fridge freezer. Laminate flooring. Cupboard housing a Potterton Kingfisher central heating boiler. Double glazed door to the side. Double radiator.

CONSERVATORY

12' 1" x 7' 2" (3.7m x 2.2m) Double doors leading to the rear garden. Space and plumbing for a washing machine.





LANDING

Double glazed obscure window to the side. Access to the loft. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

10' 5" x 9' 10" (3.2m x 3.0m) Double glazed window to the rear. Built in wardrobe. Radiator.

BEDROOM TWO

10' 5" x 8' 10" (3.2m x 2.7m) Double glazed window to the rear. Built in wardrobe. Radiator.

BEDROOM THREE

8' 10" x 8' 6" (2.7m x 2.6m) Double glazed window to the front. Radiator. Built in wardrobe.

BEDROOM FOUR

10' 2" x 8' 2" (3.1m x 2.5m) Built in wardrobe. Double glazed window to the front. Radiator. Coving.

SHOWER ROOM

With a white 3 piece suite comprising a low level wc with a concealed cistern, vanity wash hand basin with a mixer tap and cupboards under and a corner shower. Obscure double glazed window to the side. Heated towel rail. Coving. Fully tiled to all visible walls and floor.

GARAGE

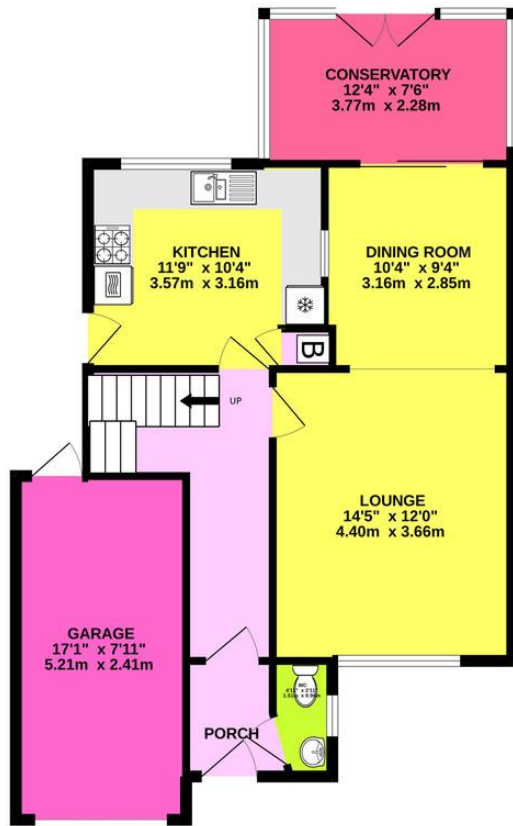
Part integral with an up and over door and a personal door leads to the rear garden.

FRONT GARDEN

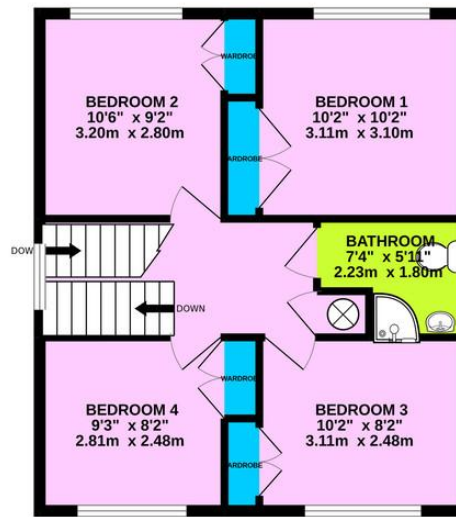
Providing off street parking for up to 3 vehicles.



GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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

REAR GARDEN

This WEST BACKING rear garden measures approximately 30' and is laid to lawn with a raised ornamental pond. Garden shed. Paved patio. Side access to the front. External water supply.

- Tenure Freehold
- Castle Point Borough Council
- Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements