



STUART THOMAS
ESTATES



- WEST BACKING REAR GARDEN
- THREE BEDROOMS
- ATTRACTIVE LOUNGE
- WALKING DISTANCE KING JOHN SCHOOL

40 Nicholson Crescent, Benfleet, Essex , SS7 1RN

Guide Price £375,000

GUIDE PRICE £375,000 to £395,000 Walk to the KING JOHN SCHOOL from this DELIGHTFUL semi detached CHALET offering WELL DECORATED ACCOMMODATION and a WEST BACKING REAR GARDEN.



Property Description

GENERAL DESCRIPTION

GUIDE PRICE £375,000 to £395,000 This IMMACULATE BEAUTIFULLY DECORATED THREE BEDROOM FAMILY HOME is within a SHORT WALK to the KING JOHN SCHOOL. This is a MUST VIEW property with a WEST BACKING REAR GARDEN.

ENTRANCE HALL

A double glazed entrance door leads to the entrance hall. Obscure glazed windows to either side of the door. Tiled floor. Radiator. Thermostat for the central heating.

LOUNGE

15' 10" x 10' 6" (4.83m x 3.2m) This very attractive room has a double glazed window to the front aspect. Fireplace with a wooden mantle over. Wood effect laminate flooring. Coving. Radiator. Two wall light points.

KITCHEN/DINER

11' 10" x 10' 4" (3.61m x 3.15m) This good size room has ample space for a table and chairs. Units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit. Gas hob with an extractor hood over and built under oven. Tiled splashbacks. Space and plumbing for a washing machine and fridge freezer. Gas central heating boiler concealed in a cupboard. Double glazed window to the rear and a double glazed door leads to the rear garden. Inset ceiling spotlights, Wood effect laminate flooring. Under stairs storage area with a cupboard housing the hot water cylinder.



GROUND FLOOR BATHROOM

With a 3 piece white suite comprising a low level wc pedestal wash hand basin and a panelled bath with a shower over and shower screen. Heated towel rail. Double glazed obscure window to the rear. Tiled floor. Inset ceiling spotlights.



LANDING

Access to the loft which we understand from the vendor is part boarded. Radiator. Coving.

BEDROOM ONE

15' 10" x 9' 8" (4.85m x 2.97m) This good size main bedroom is across the front of the property with a double glazed window. Built in wardrobes. Radiator.

BEDROOM TWO

12' 5" x 8' 7" (3.81m x 2.62m) Built in wardrobes. Double glazed window to the rear. Radiator.

BEDROOM THREE

8' 0" x 7' 1" (2.44m x 2.16m) Double glazed window to the rear, Radiator.

FRONT GARDEN

Providing ample off street parking. Driveway leads to the garage.

GARAGE/WORKSHOP

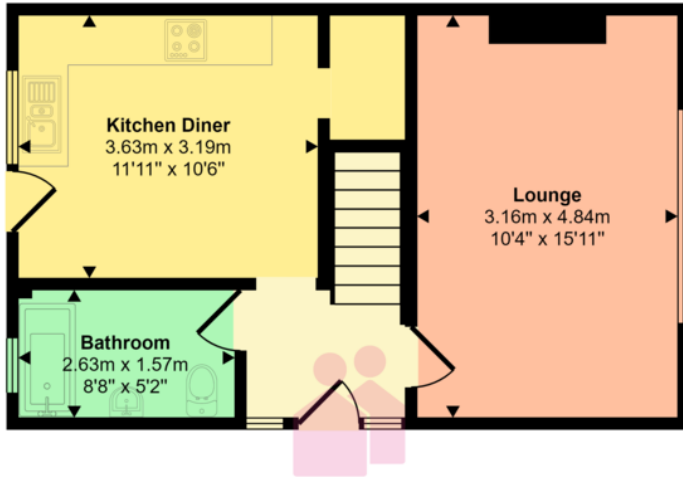
Currently divided to provide two areas which can be used for a variety of uses.

REAR GARDEN

Approximately 40' unmeasured. This WEST BACKING rear garden commences with a patio area with the remainder being laid to lawn with a shrub/flower border. At the end of the garden is a further patio with a pergola. Tucked away behind the garage is a summerhouse with a decked area in front.

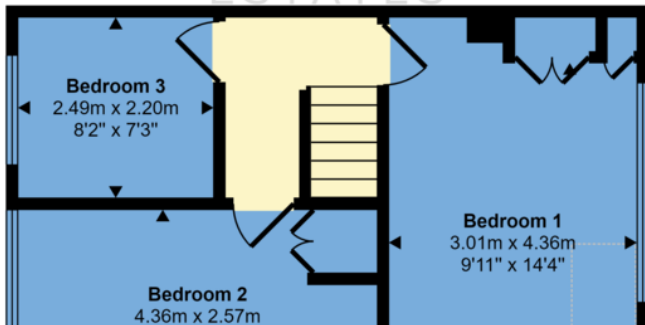


Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft

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AGENTS NOTES

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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