



STUART THOMAS
ESTATES



- TASTEFULLY DECORATED THROUGHOUT
- GOOD SIZED KITCHEN DINER TO THE REAR
- POPULAR DAWS HEATH LOCATION

1 Sherry Way, Benfleet, Essex, SS7 2TR

**Guide Price £525,000 - £550,000

A PERFECT FAMILY HOME, located in the ever popular DAWS HEATH. This BEAUTIFUL four bedroom DETACHED house is close to local amenities and travel links and benefits from a partial garage conversion to include a study. Ground floor WC, OFF-STREET PARKING and a generous sized garden. VIEWING RECOMMENDED.

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Property Description

HALLWAY

A modern and light hallway offering under stairs storage, radiator, smooth plastered ceiling with spotlights.

WC

Ground floor wc comprising a low level wc pedestal, sink with mixer tap and cupboard under. Wood effect laminate flooring, radiator, Double glazed window to side.

LOUNGE

18' 0" x 10' 4" (5.51m x 3.16m) With a sizeable bay to the front the lounge is complemented by a feature fireplace. Two double glazed windows to the side, coving, two radiators. Smooth plastered ceilings. Carpet.

KITCHEN/DINER

17' 0" x 10' 5" (5.19m x 3.20m) This great sized kitchen/diner has a range of units at eye and base level with ample work surfaces, double stainless steel sink unit and drainer, space for oven, dishwasher and fridge freezer. Wood effect laminate flooring. Part tiled. Patio doors with access to the garden as well as an additional window to the rear. This room will accommodate a good sized dining table.

UTILITY ROOM

9' 2" x 8' 2" (2.8m x 2.5m) The utility room offers additional units and worktop space, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer and dryer. Radiator. Door leading to:

GARAGE/STUDY

Part garage conversion offering office/study work space.





CONSERVATORY

12' 5" x 6' 11" (3.81m x 2.13m) A light and airy reception room with a large roof lantern and French doors leading to the rear garden. Radiator, wood effect laminate flooring. Door to utility.

LANDING

The landing is bright & spacious with a window to the side of the property allowing plenty of light throughout. Access to the loft. Airing cupboard housing the boiler.

BEDROOM ONE

11' 8" x 9' 7" (3.57m x 2.93m) Master bedroom with window to front, modern fitted wardrobes, smooth plastered ceiling, radiator, coving, carpet.

BEDROOM TWO

11' 10" x 7' 0" (3.63m x 2.14m) Window to front, smooth plastered ceilings, radiator, coving, carpet.

BEDROOM THREE

10' 7" x 6' 4" (3.24m x 1.95m) Window to rear, smooth plastered ceiling, modern fitted wardrobes, radiator, carpet, coving.

BEDROOM FOUR

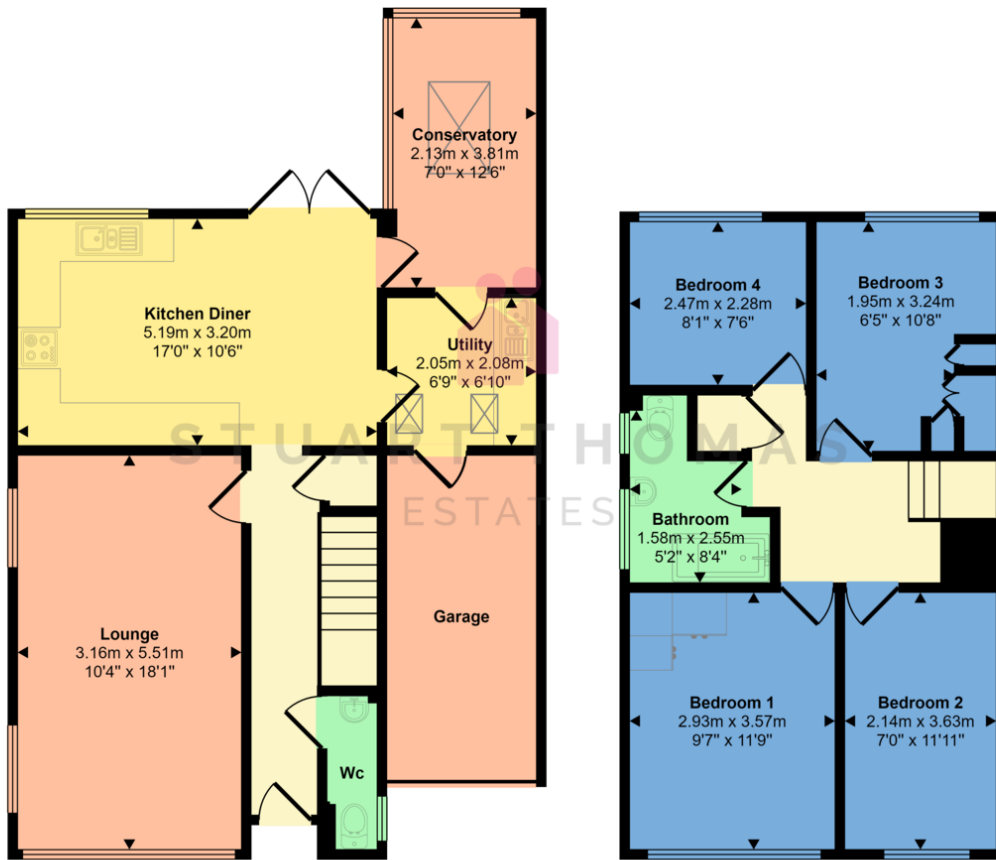
8' 1" x 7' 5" (2.47m x 2.28m) Window to rear, radiator, coving, carpet.

BATHROOM

The bathroom has a white 3 piece suite comprising a wc with concealed system and push button flush with mirrored cupboards above, a large wash hand basin with cupboard under and bath with mains shower over. Two obscure double glazed windows to the side. Wood effect laminate flooring,



Approx Gross Internal Area
117 sq m / 1255 sq ft



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.

tiled to all visible walls.

REAR GARDEN

A generous garden which is laid to lawn with patio and decking areas. Side access via gate.

FRONT GARDEN

With an in and out drive there is ample off street parking.

AGENTS NOTES

Tenure Freehold

Council Tax Band E

Castle Point District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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 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