



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- LARGE THROUGH LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- GARAGE

56 Kings Park, Benfleet, SS7 3BA

Guide Price £375,000

LOCATION LOCATION LOCATION. With a SOUTH FACING REAR GARDEN this semi detached CHALET offers excellent accommodation which includes a LARGE LOUNGE/DINER with a FEATURE FIREPLACE, WELL FITTED KITCHEN, GROUND FLOOR BATHROOM and TWO GOOD SIZE BEDROOMS UPSTAIRS. There is a GARAGE and PLENTY OF OFF STREET PARKING.



Property Description

IMPRESSIVE ENTRANCE HALL

Double glazed entrance door and side screen leads to the spacious entrance hall. Double radiator, dado rail. Coving. Wall light point. Stairs to the first floor with cupboards under.

LOUNGE/DINER

30' 2" x 10' 5" (9.2m x 3.2m) This very good size room has double glazed French doors with side screens leading to the South Facing rear garden. Two double radiators. Limestone fireplace with a gas coal fire. Coving. Dado rail. Double glazed window to the front.

KITCHEN

11' 9" x 9' 10" (3.6m x 3.0m) Well fitted with a range of units at eye and base level with ample work surfaces over. 5 ring gas hob with a built under oven. Concealed extractor cooker hood. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine and dishwasher. Double glazed windows to the rear and side. Double glazed door to the side. Double radiator. Coving. Cupboard housing the combi gas fired central heating boiler.



BATHROOM GROUND FLOOR

With a low level wc pedestal wash hand basin and a shower bath with a mixer tap and shower attachment. Independent shower over the bath. Obscure double glazed window to the side. Radiator. Extractor fan. Coving. Fully tiled to all visible walls.

LANDING

With a built in storage cupboard. Dado rail. Coving.

BEDROOM ONE

17' 4" x 10' 2" (5.3 narrowing to 4.3m x 3.1m) This good size



room could possibly be divided into two rooms as it already has two double glazed windows to the rear. Radiator. Coving.

BEDROOM TWO

17' 4" x 10' 2" (5.3m x 3.1m) Another really good size room with two double glazed windows to the front. Two radiators. L shaped fitted wardrobes to remain. Coving. Eaves storage cupboard.

GARAGE

Detached with an up and over door approached via an independent driveway with twin wooden gates. Personal door to the side. Lighting and power.

FRONT GARDEN

Providing ample off street parking for several vehicles.

REAR GARDEN

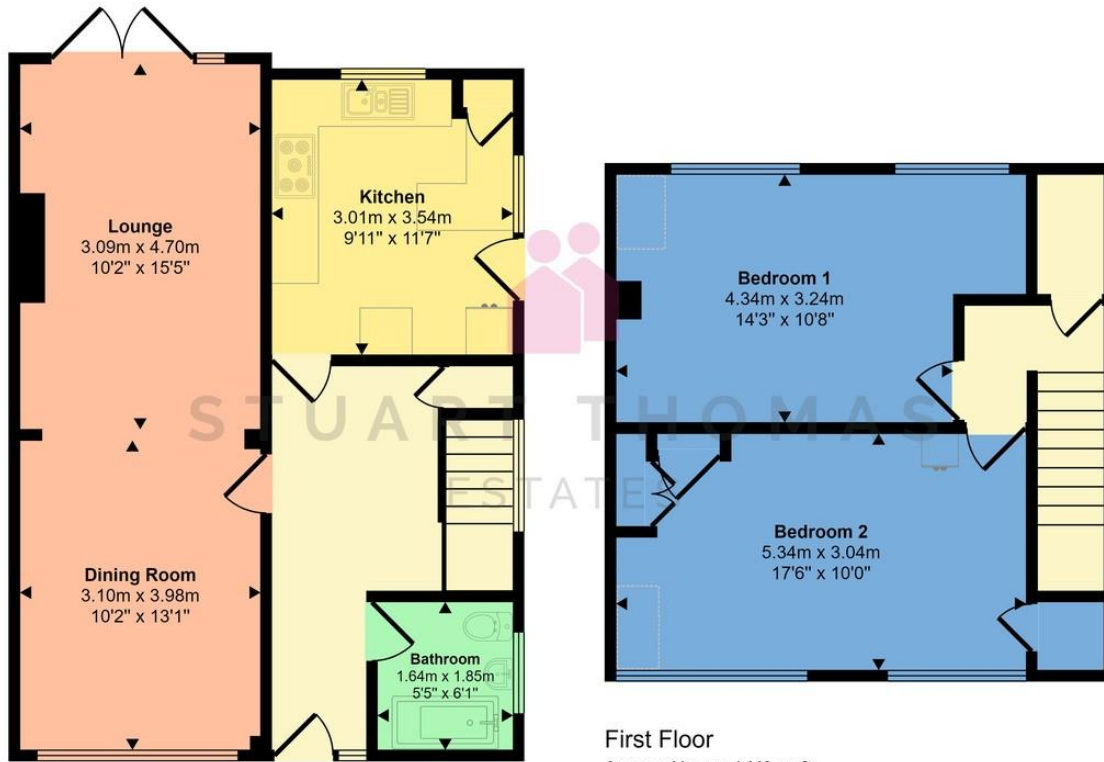
This SOUTH FACING rear garden is in excess of 40' deep. Laid to lawn with established shrubs. Paved patio. Screen fencing. Crazy paved driveway

GENERAL

COUNCIL TAX BAND D

CASTLE POINT BOROUGH COUNCIL

Approx Gross Internal Area
96 sq m / 1030 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft

☐ Denotes head height below 1.5m

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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