



STUART THOMAS  
ESTATES



- CONVENIENT LOCATION
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- LOUNGE

327 High Road, Benfleet, Essex, SS7 5HW

Guide Price £365,000

Within a SHORT WALK to the LOCAL HIGH ROAD SHOPS with BENFLEET MAINLINE RAILWAY STATION within easy reach this THREE BEDROOM SWEMI DETACHED FAMILY HOME stands on a GOOD SIZE PLOT with a SOUTH FACING REAR GARDEN.





## Property Description

### ENTRANCE HALL

Double glazed entrance door with a lead light stained glass panel and an adjacent double glazed window leads to the entrance hall. Double radiator. Coving. Dado rail. Stairs to the first floor with a cupboard under.

### LOUNGE

13' x 12' 6" (3.96m x 3.81m) With a feature stone fireplace. Double radiator. Double glazed window to the front. Coving. Dado rail.

### DINING ROOM

11' x 10' (3.35m x 3.05m) Double glazed patio doors lead to the rear garden. Double radiator. Coving. Dado rail.

### KITCHEN

11' x 8' 11" (3.35m x 2.72m) Fitted with a range of light oak units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Integrated fridge and dishwasher. 4 ring gas hob with an extractor cooker hood over and a built under oven. Double glazed window to the rear. Double glazed door leads to the covered walkway. Space for a concealed washing machine. Archway leads to the dining room.

### LANDING

Access to the loft. Double glazed window to the side. Dado rail. Coving. Built in storage cupboard.

### BEDROOM ONE

13' 2" x 10' 2" (4.01m x 3.1m) Double glazed window to the front. Radiator. Fitted wardrobes to one wall with a central dressing table unit. Built in cupboard to the recess.







#### BEDROOM TWO

12' 5" x 11' 3" (3.78m x 3.43m) Double glazed window to the rear. Radiator. Fitted wardrobes and dressing table unit.

#### BEDROOM THREE

8' 9" x 8' 6" (2.67m x 2.59m) Double glazed window to the front. Radiator.

#### BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and a panelled bath with an electric shower over. Obscure double glazed window to the rear. Radiator. Some ceramic wall tiling.

#### REAR GARDEN

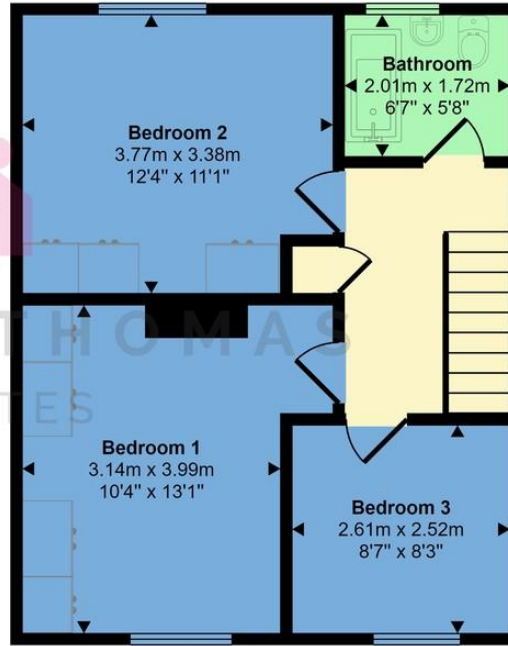
In excess of 60' the rear garden is SOUTH FACING and is laid to lawn with patios. Potting shed. Outside WC and storage. Side access to the front.



Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 45 sq m / 479 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		