



- EXTENDED TO THE REAR
- SUPERBLY FITTED KITCHEN
- CENTRAL ISLAND UNIT
- DINING AREA

## 4 Pendlestone, Benfleet, Essex , SS7 1RT

Cleverly EXTENDED to the rear to provide a SUPERBLY FITTED KITCHEN with a CENTRAL ISLAND is this THREE BEDROOM FAMILY HOME within easy WALKING DISTANCE OF SEEVIC COLLEGE and KING JOHN SCHOOL.

Guide Price £389,000



## Property Description

### ENTRANCE DOOR

Double glazed entrance door with a lead light inset leads to the entrance hall. Radiator. Stairs to the first floor. Thermostat for the central heating.

### CLOAKROOM

Low level WC and a wash hand basin. Radiator. Extractor fan. Tiled floor.

### LOUNGE

17' 8" x 11' 9" (5.4m x 3.6m) This good size room has a double glazed window to the front aspect. Two double radiators. Under stairs storage cupboard. Coving. Wood effect flooring. Inset ceiling spotlights.

### KITCHEN/DINER

20' 0" x 13' 5" (6.1m x 4.1m) This good size extended room has double glazed French doors with side screens leading to the rear garden. Central Island Unit with a breakfast bar. Single drainer sink unit with a mixer tap over. Integrated slimline dishwasher. Range cooker with an extractor cooker hood over. Two skylight windows. Wood effect flooring. Vertical radiator. Inset ceiling spotlights. Units at eye and base level with marble effect work surfaces over. Some modern style tiling.

### UTILITY ROOM

6' 6" x 4' 11" (2.0m x 1.5m) This useful room has units at eye and base level with ample work surfaces over. Space and plumbing for a washing machine. Extractor fan. Tiled floor. Inset ceiling spotlights.

### LANDING

Access to the loft.







#### BEDROOM ONE

9' 6" x 8' 6" (2.9m x 2.6m) Double glazed window to the front. Double radiator. Coving. Open plan to the WALK in WARDROBE.

#### BEDROOM TWO

10' 2" x 7' 2" (3.1m x 2.2 widening to 2.6m) Double glazed window to the rear. Radiator. Coving.

#### BEDROOM THREE

12' 5" x 5' 10" (3.8m x 1.8m) Double glazed window to the front. Radiator. Bulkhead.

#### SHOWER ROOM

3 piece suite in white comprising a low level wc pedestal wash hand basin and a large shower cubicle. Coving. Inset ceiling spotlights. Double glazed obscure window to the rear. Radiator.

#### FRONT GARDEN

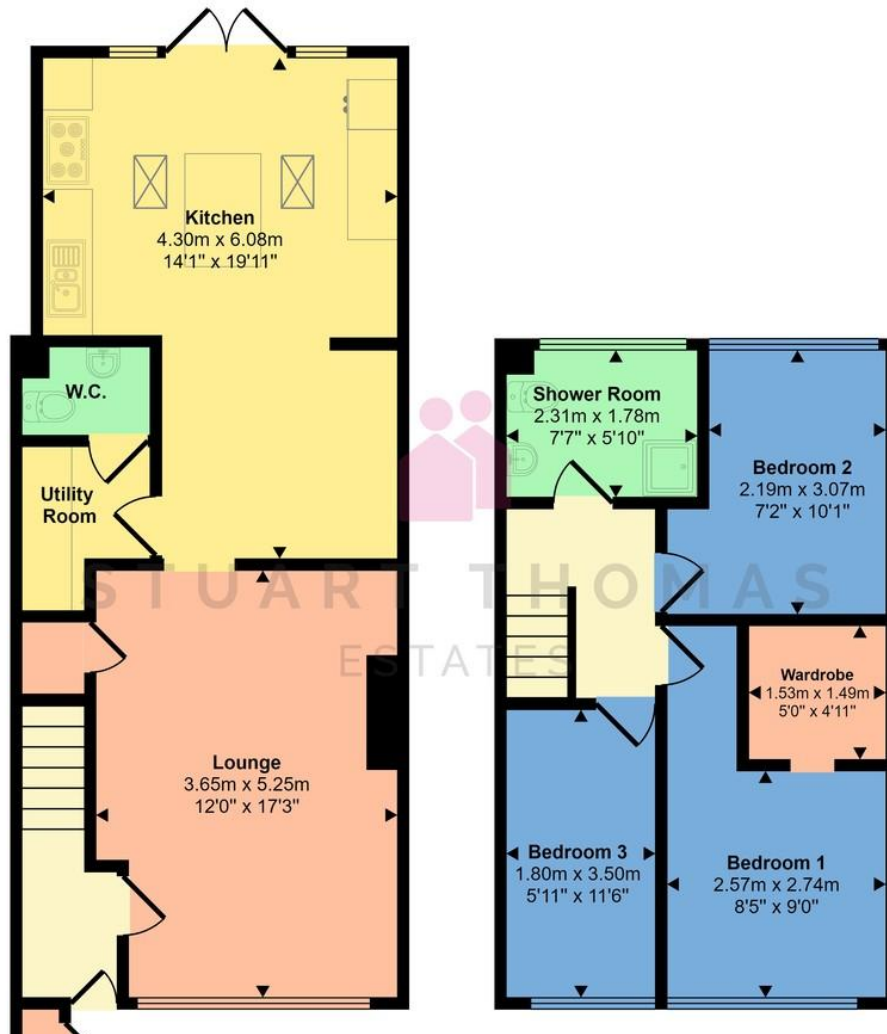
Paved to provide off street parking.

#### REAR GARDEN

Approximately 24' with screen fencing to the boundaries. Rear access. Garden shed.



Approx Gross Internal Area  
87 sq m / 937 sq ft



%epcGraph\_c\_1\_334%

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 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