



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- BEAUTIFUL LARGE SOUTH FACING GARDEN
- LUXURY GLOSS KITCHEN
- DINING ROOM/CONSERVATORY

21 Highfield Avenue, Benfleet, Essex , SS7 1RY

Guide Price £525,000

Prepare to be AMAZED! This OUTSTANDING IMMACULATE CHALET offers SO MANY FEATURES we can do no more than to ENCOURAGE an EARLY VIEWING. COULD EASILY BE USED as a BUNGALOW as there are TWO BEDROOMS and a Bathroom on the GROUND FLOOR.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a lead light inset leads to the entrance hall. Solid oak flooring. Coving. Storage cupboard. Access to the loft. Further large storage cupboard housing the Worcester Bosch gas fired combi boiler. Double glazed window to the side. Stairs to the first floor with a cupboard under. Further cupboard with oak shelving over.

### LOUNGE

14' 1" x 10' 9" (4.3m x 3.3m) This very attractive room has a double glazed lead light window to the front aspect. Feature stained glass lead light window to the side. Coving. Limestone fireplace. Two wall light points.

### DINING ROOM/CONSERVATORY

11' 1" x 10' 5" (3.4m x 3.2m) With twin double glazed doors leading to the rear garden. Double glazed windows. Tiled floor with underfloor heating. Inset ceiling spotlights and speaker.

### KITCHEN

13' 1" x 10' 5" (4.0m x 3.2m) This luxury GLOSS BLACK kitchen is superbly fitted with a range of units at eye and base level with ample quartz work surfaces over. Tiled floor with underfloor heating. Neff induction hob with an extractor cooker hood over. Neff built in oven and a Neff built in combi oven/microwave. Warming drawer. One and a half bowl stainless steel sink bowls with a mixer tap over. Pull out larder cupboard. Integrated washing machine, dishwasher and fridge freezer. Coving. Twin part glazed door and side screens lead to the Dining Room/ Conservatory.



### BEDROOM TWO GROUND FLOOR

11' 1" x 10' 2" (3.4m x 3.1m) Lead light double glazed window



to the front. Radiator. Coving.

#### BEDROOM THREE GROUND FLOOR

11' 5" x 10' 2" (3.5 maxm x 3.1m) Double glazed window to the rear. Radiator. Coving.

#### BATHROOM GROUND FLOOR

This luxury bathroom is fully tiled to 3 visible walls with one wall in feature tiles. A 3 piece white suite comprises a low level wc wall hung wash basin with drawers under and a shower bath with a mixer tap, independent shower over and shower screen. Obscure double glazed window to the side. Extractor fan. Inset ceiling spotlights. Vertical radiator.

#### BEDROOM ONE FIRST FLOOR

15' 1" x 13' 5" (4.6 m x 4.1 narrowing 2.6m) Double glazed window to the rear. Double radiator. Access to the eaves. Coving. Wardrobe cupboard. Air conditioning unit.

#### EN SUITE

3 piece white suite comprises a low level wc, wall mounted vanity wash basin with drawers under and a mixer tap. Corner shower. Obscure double glazed window to the side. Light/fan unit. Fully tiled to all visible tiles and floor. Heated towel rail.

#### STUDIO/OFFICE

8' 10" x 8' 10" (2.7m x 2.7m) This superb outbuilding is an ideal space to work from with an air conditioning unit. Double doors lead to the rear garden. There is an adjacent storage shed. Lighting and power.

#### GARAGE

Attached with an up and over door. Double doors at the rear of the garage. Lighting and power.



Approx Gross Internal Area  
100 sq m / 1080 sq ft



### REAR GARDEN

This superb SOUTH FACING rear garden is approximately 120' in length and commences with a large decked area with inset lighting. Ornamental pond and waterfall. Laid to lawn with established shrub borders. Two paved patios. Summerhouse with built in cupboards at base level. Greenhouse. Outside BBQ area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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 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