



STUART THOMAS  
ESTATES



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- FIVE BEDROOMS
- STUNNING KITCHEN/FAMILY ROOM
- SUPERB MASTER BEDROOM
- EN SUITE SHOWER ROOM

91 Manor Road, Benfleet, Essex , SS7 4AW

Guide Price £550,000

OFFERING OVER 1700 SQ FT of FAMILY ACCOMMODATION! If you are looking for a LARGE FAMILY HOUSE then don't miss out on this one! Cleverley extended and now offering SUPERB FIVE BEDROOM ACCOMODATION SET OVER THREE FLOORS. With a SUPERBLY FITTED L shaped KITCHEN/FAMILY ROOM and a LARGE ATTRACTIVE LOUNGE along with a STUNNING MASTER BEDROOM with EN SUITE.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a lead light inset and a side screen leads to the entrance hall. Stairs to the first floor. Vertical radiator. Coving. Wood effect flooring.

### SHOWER ROOM

With a 3 piece suite comprising a low level wc wash hand basin and corner shower. Under stairs storage cupboard. Inset ceiling spotlights. Heated towel rail.

### LOUNGE

19' 4" x 13' 9" (5.9m x 4.2m) This really good size room across the front of the property has double glazed windows to the front and side. Built in cupboards and shelves to the recesses. Coving. Radiator.

### SECOND LOUNGE/ DINING AREA

17' 8" x 12' 9" (5.4m x 3.9m) Another large room which is open plan to the Kitchen and has bi fold doors leading to the rear garden. Wood effect flooring. Radiator. Skylight window. Inset ceiling spotlights.

### KITCHEN

14' 1" x 9' 10" (4.3m x 3.0m) This superbly fitted kitchen has units at eye and base level with ample marble work surfaces over. Inset sink bowl with a mixer tap over. Space for a fridge freezer and range cooker. Integrated dishwasher. Inset ceiling spotlights. Coving. Space and plumbing for a washing machine.

### LANDING

Double glazed georgian style window to the rear. Stairs lead to the second floor. Coving.





#### BEDROOM ONE

20' 0" x 10' 9" (6.1m x 3.3m) This magnificent space on the top floor of the property has a double glazed georgian style window to the rear. Radiator. Built in wardrobes. Two skylight windows to the front. Inset ceiling spotlights. Door leads to the:-

#### EN SUITE

Low level wc with a concealed cistern, vanity wash basin with a mixer tap over and cupboards under. Large corner shower. Heated towel rail. Obscure double glazed georgian style window to the rear. Inset ceiling spotlights. Tiled floor. Half tiled to visible walls.

#### BEDROOM TWO

17' 4" x 10' 2" (5.3m x 3.1 maxm) Double glazed georgian style window to the front. Coving, radiator. Built in storage cupboard.

#### BEDROOM THREE

17' 0" x 8' 10" (5.2m x 2.7 maxm) Double glazed georgian style window to the front. Radiator. Coving.

#### BEDROOM FOUR

13' 1" x 6' 10" (4.0m x 2.1m) Double glazed window to the rear. Radiator. Coving.

#### BEDROOM FIVE

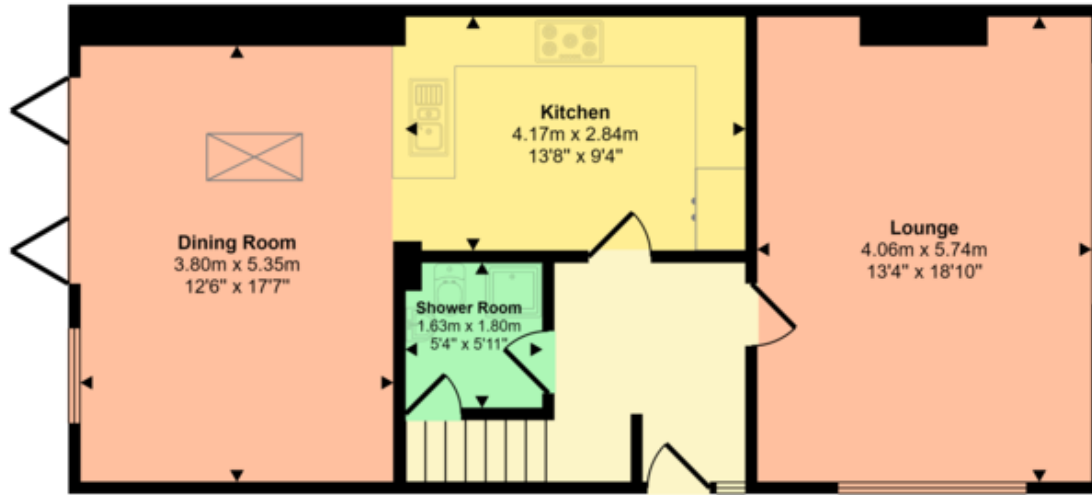
11' 1" x 7' 10" (3.4m x 2.4m) Double glazed window to the rear. Radiator.

#### FAMILY BATHROOM

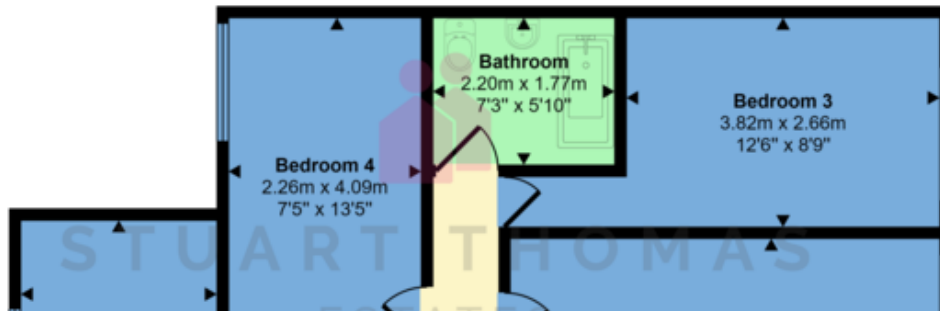
This superb bathroom has a slipper bath with a mixer tap and shower attachment. Low level wc and a vanity wash basin



Approx Gross Internal Area  
161 sq m / 1731 sq ft



Ground Floor  
Approx 70 sq m / 758 sq ft



with a mixer tap and cupboards under. Heated towel rail. Half tiled to all visible walls. Coving. Extractor fan. Inset ceiling spotlights.

#### GARAGE

Detached at the front of the property. Ample parking for several vehicles.

#### GARDEN STUDIO

21' 3" x 13' 9" (6.5m x 4.2m) This useful room at the bottom of the garden has a built in bar. Double glazed French doors. Electric heaters. Wood effect flooring. Inset ceiling spots.

#### REAR GARDEN

This good size WEST BACKING rear garden is laid to lawn. Large paved patio. Side access to the front.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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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