



STUART THOMAS
ESTATES



- DETACHED CHARACTER CHALET
- BEAUTIFUL GARDENS
- LARGE FIRST FLOOR BEDROOM
- EN SUITE SHOWER ROOM

145 Oakfield Road, Benfleet, Essex , SS7 5NW

Guide Price £500,000

If you are looking for a CHARACTER PROPERTY within easy reach of BENFLEET MAINLINE RAILWAY STATION and local SHOPS and SCHOOLS be quick to come and see this CHARMING DETACHED CHALET. Attractive LOUNGE with a WOOD BURNING STOVE, LARGE SEPARATE DINING ROOM. fitted kitchen and bathroom with a SPA BATH and much more.





Property Description

GENERAL

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ENTRANCE HALL

Double glazed entrance door with a lead light stained glass inset leads to the entrance hall. Radiator. Tiled floor. Corner cupboard housing the burglar alarm control pad. Open plan to the kitchen :-

LOUNGE

23' 2" x 9' 8" (7.07m x 2.97m) This attractive room decorated in a cottage style has a large brick fireplace with a wood burning stove. Double glazed lead light window to the front and a further bay with a lead light double glazed door to the front. Double glazed lead light oriel bay window to the side. Double glazed high level window to the side. Two radiators. Beams to the ceiling.

DINING ROOM

23' 11" x 11' 1" (7.29m x 3.39m) This particularly large dining room has double glazed French doors leading to the rear garden. Cast iron fireplace. Beams to the walls. Two radiators. Spiral staircase to the first floor.

KITCHEN

20' 1" x 6' 9" (6.13m x 2.08m) Oak units at eye and base level with work surfaces over. Single drainer twin bowl sink unit with a mixer tap. Breakfast bar. Double glazed windows to the





rear and side and a double glazed door leads to the rear garden. Space for a concealed fridge freezer. Lead light display cabinet wine and plate rack. Built in oven. Four ring gas hob with an extractor cooker hood over. Coving. Pelmet lighting. Cupboard housing the gas fired central heating boiler.

STUDY/BEDROOM THREE GROUND FLOOR

8' 8" x 7' 3" (2.65m x 2.22m) Double glazed window to the rear. Built in storage cupboard. Double radiator. Coving. Dado rail.

BEDROOM TWO GROUND FLOOR

9' 2" x 8' 8" (2.81m x 2.65m) Double glazed window to the side. Double radiator. Coving.

BATHROOM GROUND FLOOR

8' 7" x 5' 10" (2.62m x 1.78m) With a 4 piece suite comprising a low level wc vanity hand wash basin with cupboards under and a corner spa bath. Separate shower cubicle. Double glazed obscure window to the side. Extractor fan. Tiled floor and fully tiled to all visible walls. Coving. Inset ceiling spotlights.

BEDROOM ONE

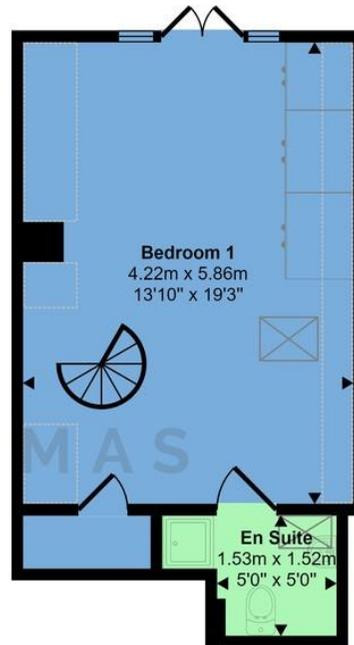
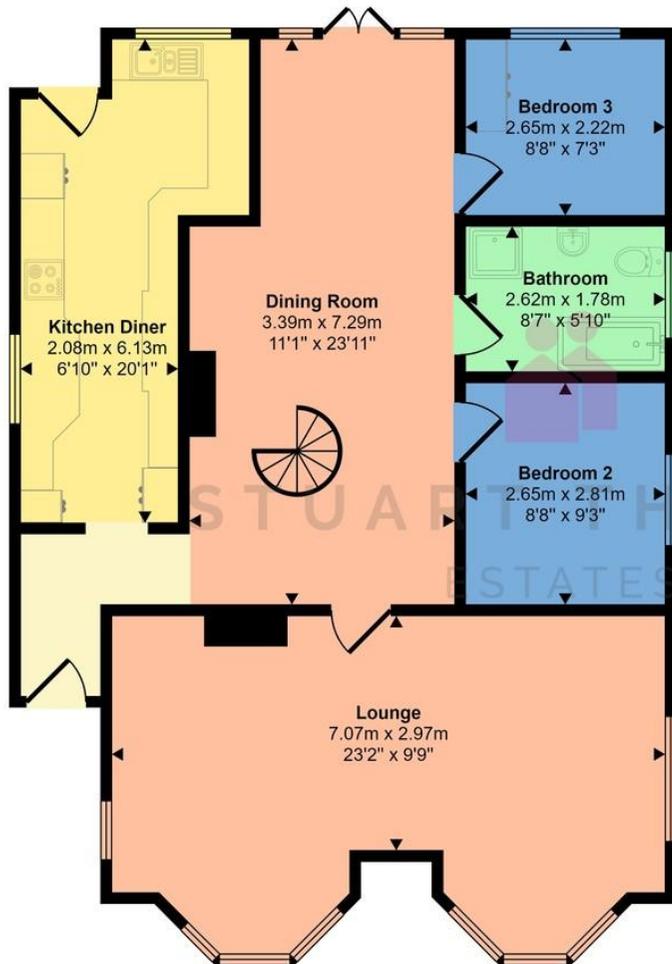
19' 2" x 13' 10" (5.86m x 4.22m) Double glazed French doors and adjacent windows to the rear. Built in wardrobes with mirrored doors and matching chest of drawers. Access to the eaves. Two skylight windows. Radiator. Door leads to the :-

EN SUITE

A 3 piece suite comprises a low level wc with a concealed cistern vanity hand wash basin with cupboards under and a large shower. Double radiator. Skylight window to the side. Inset spotlights to the walls. Fully tiled to all visible walls and



Approx Gross Internal Area
117 sq m / 1257 sq ft



First Floor
Approx 29 sq m / 316 sq ft

floor.

FRONT GARDEN

Providing ample off street parking for several vehicles. Well established shrubs. Access to the rear garden.

REAR GARDEN

This most attractive rear garden is laid to lawn with established trees and shrubs. Covered seating area. Shingled pathway. Brick wall to the rear boundary. External water supply. Paved patio.

Workshop This large workshop in the rear garden has lighting power and windows.

Energy Performance Certificate (EPC) for this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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