



STUART THOMAS
ESTATES



- EXTENDED BUNGALOW
- THREE BEDROOMS
- ATTRACTIVE LOUNGE WITH LOG BURNER
- DINING AREA WITH FRENCH DOORS

333 Rayleigh Road, Benfleet, Essex, SS7 3XA

Guide Price £400,000 - £425,000

Come and take a look at this EXTENDED BUNGALOW offering THREE BEDROOMS, ATTRACTIVE LOUNGE/DINER with LOG BURNER, GOOD SIZE WELL FITTED KITCHEN and BATHROOM with SHOWER BATH. Large DETACHED GARAGE, ample parking and a SOUTH WEST FACING rear garden.



Property Description

ENTRANCE HALL

Double glazed solid front door with lead light stained glass insets leads to the entrance hall. High level meter cupboard. Access via a loft ladder to the loft with potential for a hobby room with a skylight window to the rear .

LOUNGE/DINER

20'1" x 13' 11" (6.11m x 4.34m) This very attractive room has a feature stone fireplace with a log burner which the vendor informs us was installed in December 2022. Two inset ceiling spotlights. Coving. Two radiators. Open plan to the dining area which has double glazed French doors and adjacent windows leading to the rear garden. Radiator. Coving. Two wall light points.

KITCHEN

16'4" x 8'10" (4.99m x 2.68m) This good size well fitted kitchen has a range of units at eye and base level with ample work surfaces over. Single drainer one and a half bowl sink unit with a mixer tap over. 4 ring gas hob with an extractor cooker hood over. Built in oven and grill. Space and plumbing for a washing machine. Three double glazed windows. Double glazed door leads to the rear garden. Radiator. Wood effect flooring.



BEDROOM ONE

12'0" x 11'4" (3.66m x 3.45m) With a lead light double glazed window with acoustic glass to the front aspect. Double radiator. Two arched obscure stained glass lead light windows to the side. Coving.



BEDROOM TWO

10'8" x 10'7" (3.26m x 3.23m) Lead light double glazed window with acoustic glass to the front aspect. Radiator. Coving.

BEDROOM THREE

8'9" x 8'8" (2.57m x 2.54m) Double glazed window to the side. Radiator.

BATHROOM

8'8" x 6'11" (2.64m x 2.11m) With a 3 piece suite comprising a low level wc with a concealed cistern, vanity hand wash basin with cupboards under and a shower bath with a mixer tap shower attachment and independent shower and screen. Heated towel rail. Two obscure double glazed windows to the side. Large storage cupboard. Fully tiled to all visible walls. Tiled floor.

GARAGE

A larger than average garage with an electric roller door to the front and a double glazed personal door and window to the side. Lighting and power. External lights to the perimeter of the garage. The vendor informs us there is a rubber roof to the garage which was completed in April 23.

FRONT GARDEN

Block paved providing ample off street parking for several vehicles.

REAR GARDEN

South West facing rear garden which is neatly laid to lawn, paved patio, established borders and screen fencing to the boundaries. External lighting and power. Two external water supplies. Electric car charging point. Wood framed greenhouse. Side access to the front.



Approx Gross Internal Area
105 sq m / 1135 sq ft



Floorplan
Approx 81 sq m / 871 sq ft

Garage
Approx 25 sq m / 265 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.

GENERAL
TENURE FREEHOLD
COUNCIL TAX BAND C
CASTLE POINT BOROUGH COUNCIL.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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