



STUART THOMAS
ESTATES



- DETACHED CHARACTER BUNGALOW
- SOUGHT AFTER LOCATION
- LARGE LOFT ROOM
- JACK AND JILL EN SUITE

The Laurels, Swale Road, Benfleet, SS7 3DR

Guide Price £525,000

Enjoy the peace and quiet when you visit this BEAUTIFUL DETACHED CHARACTER BUNGALOW FULL OF CHARM. Located in this SEMI RURAL AREA yet still WITHIN EASY REACH OF ALL AMENITIES.



Property Description

SNUG

12' 0" x 12' 0" (3.68m x 3.66m) This cosy area is approached by the entrance door. A feature exposed brick chimney breast houses a multi fuel stove for those inviting nights in front of the fire. Solid oak wooden flooring. Feature radiators. Double glazed window to the front. Open plan to the :-

LOUNGE

20' 5" x 12' 0" (6.23m x 3.68m) Another lovely room with twin French doors leading directly on to the rear garden. Feature exposed brick chimney breast housing the multi fuel burning stove. Solid oak flooring. Radiators.

KITCHEN/DINER

15' 8" x 15' 5" (4.8m x 4.71m) This COUNTRY STYLE kitchen has a brick chimney breast which houses the range cooker with an extractor cooker hood over. Cottage style wooden cabinetry with wood effect work surfaces over. Villeroy and Boch Belfast sink. USA style fridge freezer with ice maker and filtered/chilled water dispenser. Double glazed stable door leads to the outside covered area which houses a Belfast sink. This area is ideal to sit and enjoy the rear garden.



BEDROOM ONE

12' 7" x 12' 2" (3.86m x 3.71m) French doors lead directly on to the raised patio which in turn leads to the rear garden. Radiators. Door leads to the :-

JACK AND JILL EN SUITE

12' 2" x 7' 2" (3.71m x 2.19m) With a 3 piece suite comprising a large corner spa bath separate corner shower, low level wc and hand wash basin. Window to the side.



BEDROOM TWO

12' 0" x 11' 10" (3.68m x 3.63m) Window to the front overlooking the front garden area with pond and ornamental bridge. Radiator.

WET ROOM

Low level wc wash hand basin with storage below. Grohe shower controls.

LOFT ROOM

39' 1" x 11' 10" (11.93m x 3.63m) 6 velux windows with black out blinds. Two windows at either end of the loft room. An ideal teenage space or games room.

FRONT GARDEN

This beautiful garden is laid to lawn with an ECO friendly support grid to allow parking for 2 vehicles. Ornamental garden footbridge spanning a lovely pond.

REAR GARDEN

74' 9" x 47' 10" (22.8m x 14.6m) This beautiful rear garden is well maintained and neatly laid to lawn with well established shrubs. A working well. 4.87M X 2.74 Log cabin , greenhouse, utility shed and further storage sheds.

PARKING

At the bottom of the garden approached via secure twin gates providing parking for several vehicles.

GENERAL

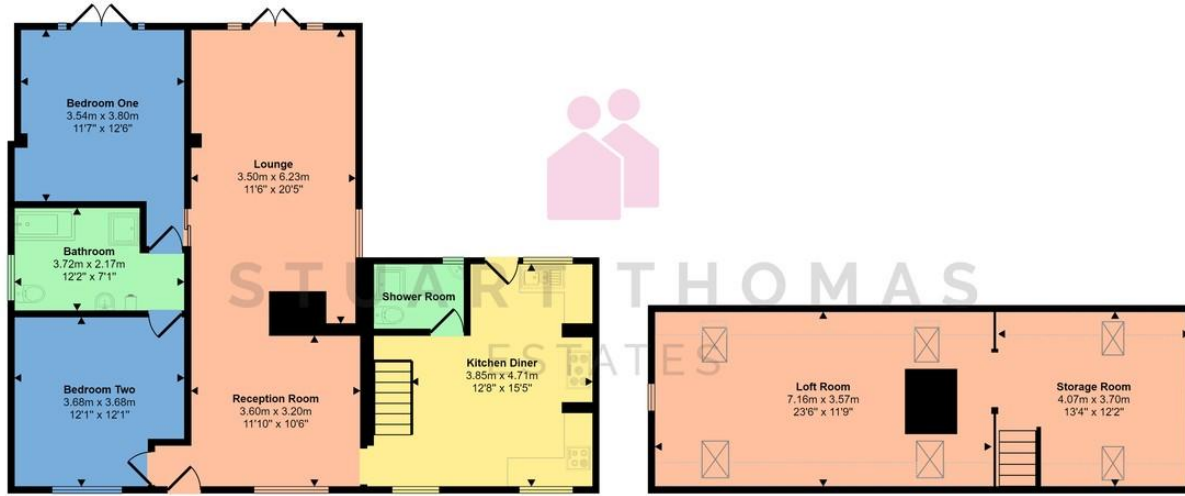
Tenure Freehold

Council Tax Band E

Castle Point Borough Council.



Approx Gross Internal Area
137 sq m / 1472 sq ft



Ground Floor
Approx 95 sq m / 1027 sq ft

Denotes head height below 1.5m

First Floor
Approx 41 sq m / 445 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	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