



STUART THOMAS
ESTATES



- GREATLY EXTENDED FAMILY HOME
- LOUNGE WITH LOG BURNER
- LARGE SEPARATE DINING ROOM
- WELL FITTED KITCHEN

115 Sandown Road, Benfleet, Essex, SS7 3SH

£475,000

Wow! This STUNNING FAMILY HOME has to be viewed. Having been greatly extended to both the side and the rear this beautiful home now offers an Attractive Lounge with a WOOD BURNING STOVE, LARGE SEPARATE DINING ROOM which is OPEN PLAN to the WELL FITTED KITCHEN. Utility Room, Cloakroom and EN SUITE SHOWER ROOM plus lots more.





Property Description

ENTRANCE HALL

Double glazed entrance door with lead light glazed panels leads to the entrance hall. Solid wood flooring. Radiator. Lead light obscure double glazed window to the side.

CLOAKROOM

Low level wc and a vanity wash basin on a glazed stand. Display recess with a mirror. Heated towel rail. Obscure double glazed window to the side. Half tiled to all visible walls. Tiled floor.

LOUNGE

18' 7" x 11' 9" (5.66m x 3.58m) This attractive room has solid wood flooring. Recess with a log burner. Understairs storage cupboard. Two radiators. Double glazed bay window to the front.

DINING ROOM

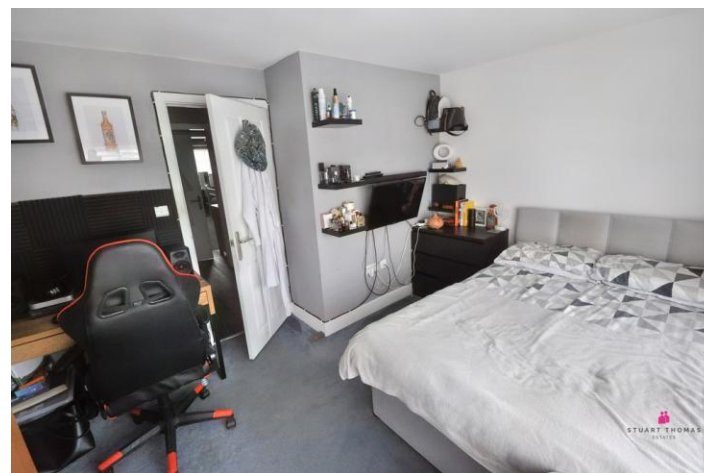
16' 10" x 10' 0" (5.13m x 3.05m) This really good size dining room has lead light double glazed french doors and adjacent windows leading to the rear garden. Radiator. Breakfast bar.

KITCHEN

10' 6" x 10' 5" (3.2m x 3.18m) Well fitted with a range of units at eye and base level with wood effect work surfaces over. Integrated fridge and freezer. Space for a slide in cooker. Extractor cooker hood. Inset one and a half bowl single drainer sink unit with a mixer tap over. Integrated dishwasher. Recess for a large fridge freezer. Radiator. Tiled floor. Inset ceiling spotlights. Open plan to the dining room.

UTILITY ROOM

5' 11" x 5' 0" (1.8m x 1.52m) With a large built in storage cupboard. Space and plumbing for a washing machine and





tumble dryer. Double glazed obscure door and window to the side. Wood effect flooring. Radiator. Inset ceiling spotlights.

LANDING

Access to the loft. Wood effect flooring.

BEDROOM ONE

11' 2" x 10' 8" (3.4m x 3.25m) Lead light double glazed window to the rear. Sliding door mirrored wardrobes to one wall providing access to the en suite. Radiator.

EN SUITE

7' 6" x 2' 11" (2.29m x 0.89m) With a 3 piece suite comprising a low level wc vanity wash basin with cupboards under and a shower cubicle. Obscure lead light double glazed window to the side. Extractor fan. Heated towel rail. Fully tiled to all visible walls and floor. Inset ceiling spotlights.

BEDROOM TWO

13' 2" x 9' 9" (4.01m x 2.97m) Lead light double glazed window to the front.

BEDROOM THREE

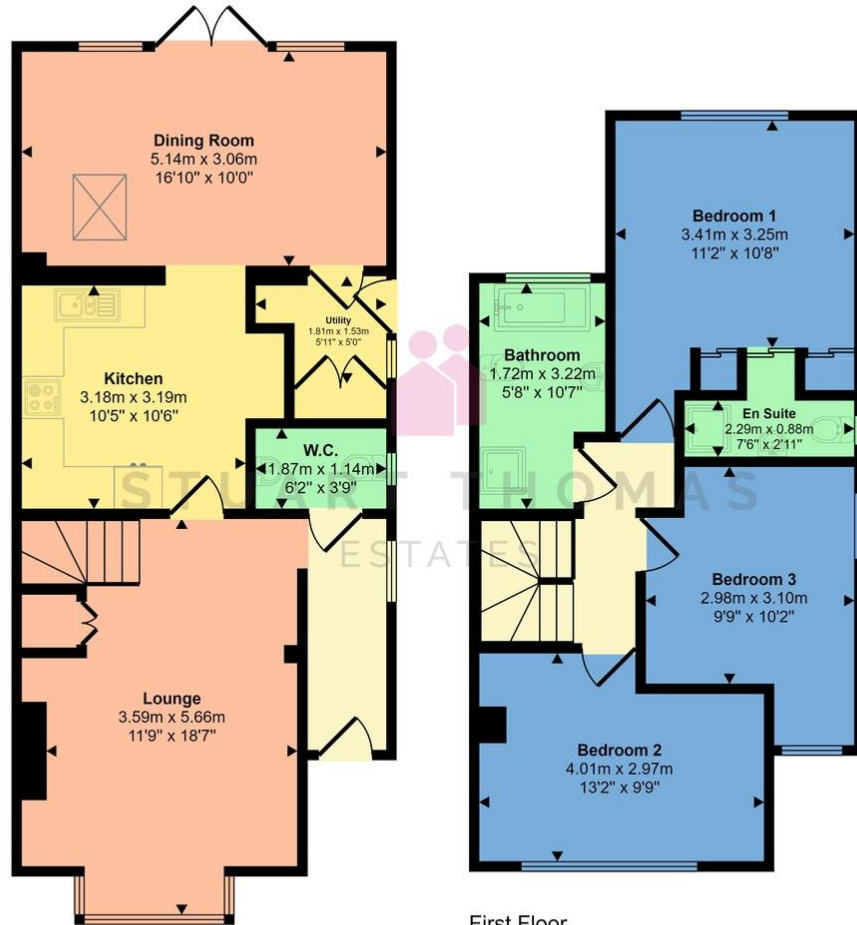
10' 2" x 9' 9" (3.1m x 2.97m) Lead light double glazed window to the front. Radiator. Lead light double glazed high level window to the side.

BATHROOM

This good size family bathroom has a 4 piece suite comprising a low level wc vanity wash basin with cupboards under. Double ended bath with a mixer tap. Large shower cubicle. Obscure double glazed lead light window to the rear. Inset ceiling spotlights. Heated towel rail. Extractor fan. Fully tiled to all visible walls and floor. Electric shaver socket.



Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 50 sq m / 536 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.

FRONT GARDEN

Providing ample off street parking.

REAR GARDEN

This beautiful courtyard garden is enhanced by an ornamental pond. Garden shed. Raised borders. Decking. Outside lighting. Side access to the front.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

%epcGraph_c_1_334%

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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