



STUART THOMAS
ESTATES



- POPULAR SOUTH A13 LOCATION
- GARAGE AND AMPLE PARKING
- FOUR GOOD SIZED BEDROOMS
- GOOD SIZE WELL FITTED KITCHEN

2a Uplands Road, Benfleet, Essex, SS7 5AY

Great location close to Shops Schools and a short walk to Benfleet Mainline Railway station is this DETACHED FOUR BEDROOM FAMILY HOME. Lounge/Diner, Well fitted kitchen/breakfast room, Cloakroom, Four bedrooms and Bathroom with Shower. Garage and In and Out Drive.

OFFERS IN EXCESS OF £425,000



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Stairs lead to the first floor with a cupboard under. Radiator. Wall light point. Laminate flooring.

CLOAKROOM

Low level wc and a wash hand basin. Wood effect flooring. Radiator. Double glazed obscure window to the front.

LOUNGE/DINER

With a feature fireplace and gas coal effect fire. 4 wall light points. Double glazed window to the front aspect. Sliding double glazed patio doors to the rear garden. Two double radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of units at eye and base level with ample work surfaces over. 4 ring gas hob with a built under oven. Extractor cooker hood. Wine rack. Radiator. Cupboard housing the Worcester gas fired central heating boiler. Space and plumbing for a washing machine. One and a half bowl stainless steel sink unit. Double glazed door and window to the rear. Laminate flooring.

LANDING

Access to the loft.

BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

Double glazed window to the rear. Fitted wardrobe. Double Radiator.





BEDROOM THREE

Double glazed window to the front. Double radiator.

BEDROOM FOUR

Double glazed window to the front. Radiator.

BATHROOM

With a 3 piece white suite comprising a hand wash basin, large walk in shower and bath with mixer tap and shower attachment. Radiator. Fully tiled to all visible walls. Tiled floor. Heated towel rail. Radiator. Obscure double glazed window to the rear.

WC

Double glazed obscure window to the rear. Low level wc and a hand wash basin. Wood effect flooring.

GARAGE

With an up and over door approached via an In and Out driveway providing ample off street parking.

REAR GARDEN

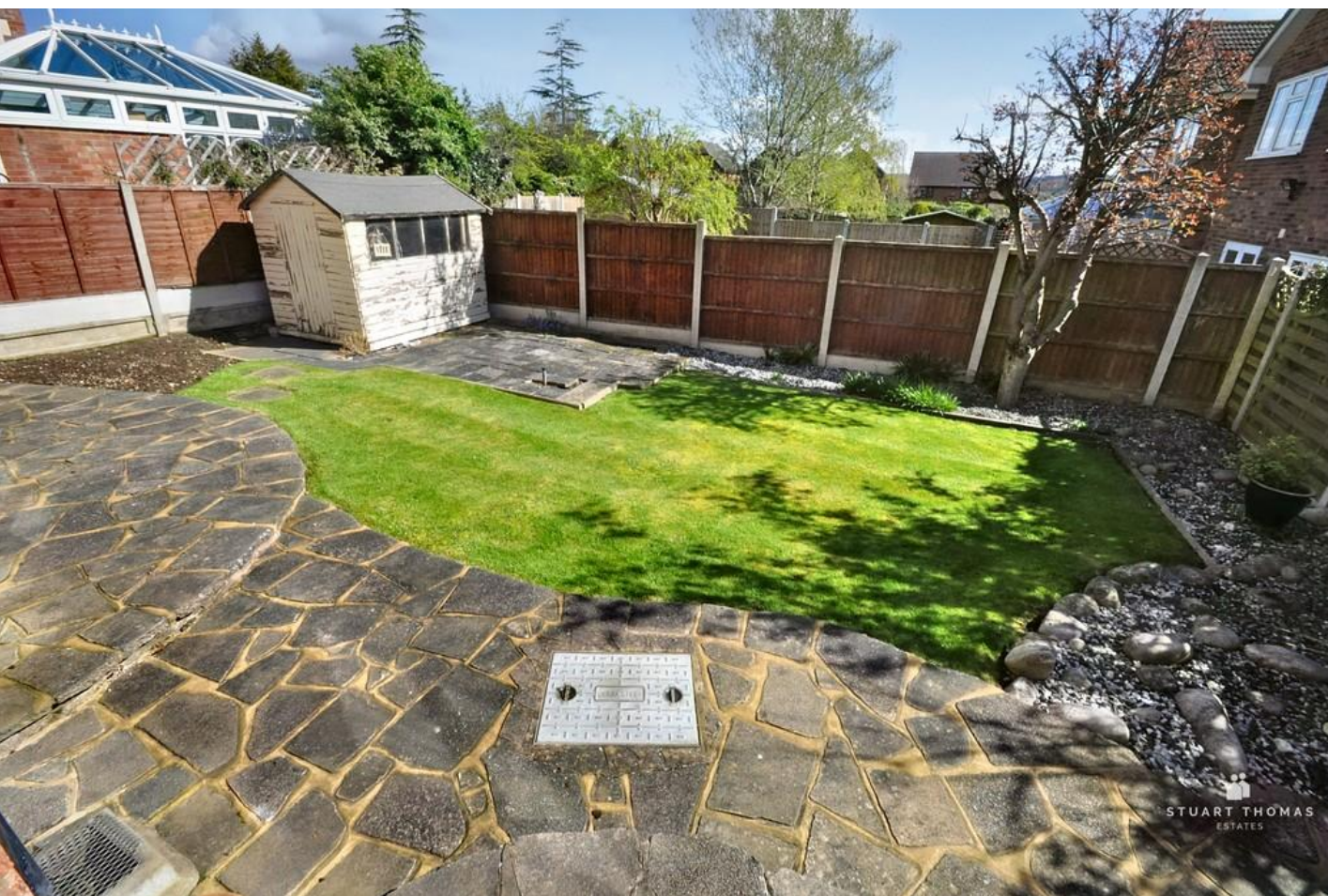
With a crazy paved patio. Lawn. Garden shed. Side access to the front.

GENERAL

Tenure Freehold

Castle Point Borough Council

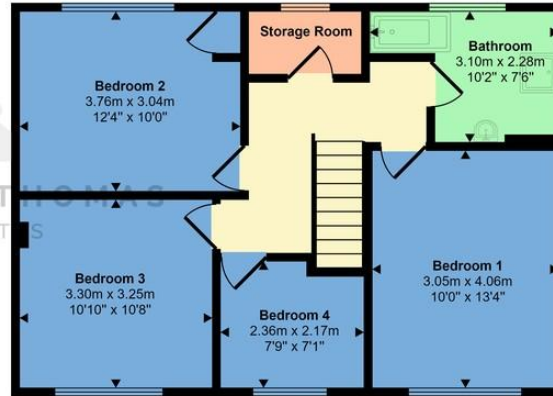
Council Tax Band D



Approx Gross Internal Area
115 sq m / 1243 sq ft



Ground Floor
Approx 57 sq m / 616 sq ft



First Floor
Approx 58 sq m / 627 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 | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 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