



STUART THOMAS  
ESTATES



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- STUNNING LOCATION
- JUST UNDER 1 ACRE
- 4 BEDROOMS
- IMPRESSIVE ENTRANCE HALL

90 Hill Road, Benfleet, SS7 1AL

Guide Price £925,000

Guide price £925,000 to £950,000 A rare opportunity has arisen to acquire this stunning exclusive property set in grounds of just under 1 acre. Nestled among the trees with electric gates giving access to a double garage and plenty of parking. The garage has a loft which could be easily converted if required stp to an office.





## Property Description

### IMPRESSIVE ENTRANCE HALL

Composite entrance door with a glazed inset and adjacent side screen leads to the spacious entrance hall. Feature cast iron fireplace. Stairs to the first floor with a cupboard under. Double radiator. Coving. Large storage cupboard. Thermostat for the central heating.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity hand wash basin with drawers under and a mixer tap. Large shower. Heated towel rail. Obscure double glazed window. Fully tiled to all visible walls and floor. Inset ceiling spotlights. Electric shaver socket.

### LOUNGE

This beautiful dual aspect room has a double glazed bay window and a further double glazed window overlooking the rear garden. Double glazed French doors and adjacent windows to the side. Coving. Two wall light points. Wall mounted electric pebble fire. Half glazed stained glass lead light double doors lead to the entrance hall.



### CONSERVATORY/FAMILY ROOM

This lovely room is the perfect place to sit and enjoy the views toward Boyce Hill Golf Course. Double glazed windows and door to the garden. Two radiators. Wood effect flooring. Open plan to the:-

### KITCHEN

A superbly fitted luxury kitchen with a complete range of units at eye and base level with quartz work surfaces over. Central Island Unit. Integrated fridge freezer washing machine and dishwasher. Built in oven and microwave. 5 ring has hob with an extractor cooker hood over. Stable door to





the rear garden. One a 3/4 bowl sink unit with a mixer tap over. Double glazed window overlooking the rear garden. Inset ceiling spotlights.

#### BEDROOM ONE GROUND FLOOR

Double glazed window to the front. Fitted wardrobes, dressing table, bedside tables and display niches. Coving. Wood effect flooring. Door leads to the :-

#### EN SUITE

With a 3 piece white suite comprising a low level wc pedestal hand wash basin and corner shower. Obscure double glazed window. Heated towel rail. Tiled floor.

#### BEDROOM FOURGROUND FLOOR

Double glazed window. Coving. Wood effect flooring. Radiator.

#### LANDING

Access to the eaves. Two wall light points. Skylight window.

#### BEDROOM TWO FIRST FLOOR

Double glazed window. Radiator.

#### BEDROOM THREE

Skylight window. Access to the eaves. Double radiator. Door leads to the :-

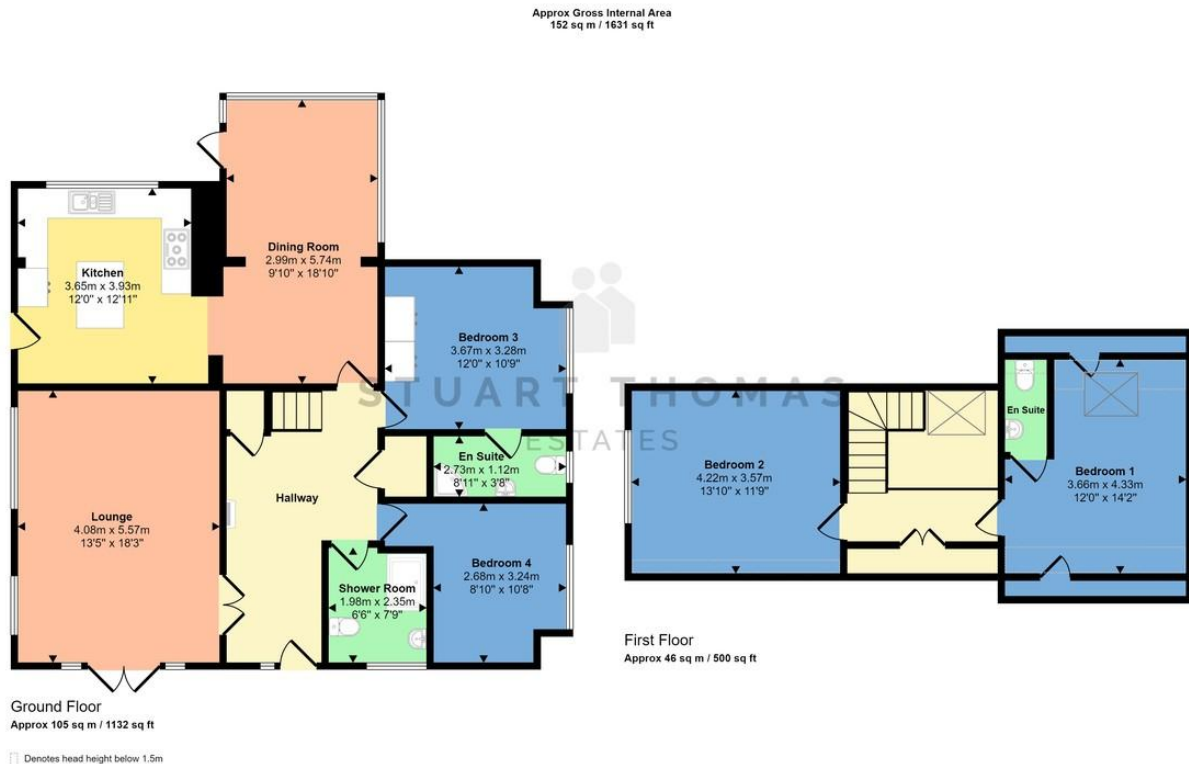
#### EN SUITE WC

With a low level wc and vanity hand wash basin.

#### DOUBLE GARAGE

Detached from the property with twin doors. Loft area with potential for conversion to office space subject to building





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.

regulations.

**FRONT GARDEN**

With twin remote controlled electric gates which can be controlled with a mobile phone. Ample parking for several vehicles. Access to the rear garden.

**GARDENS**

The property sits on a plot measuring we understand just short of 1 acre with views towards Boyce Hill Golf Course. Mainly laid to lawn so easily manageable. Large paved patio. Storage sheds.

NB Please note all mains services including BT fibre is present. The property has a private drainage system.

**GENERAL**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		

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