



- Three bedroom semi-detached family home
- Spacious lounge diner measuring approximately 24'5" in length
- Well-proportioned kitchen with direct access to the rear garden

## 37 Greenways, Benfleet, SS7 5EG

£395,000

Situated in the highly sought-after Greenways, Benfleet, this well-presented three bedroom semi-detached family home offers generous and well-balanced accommodation across two floors, complemented by a versatile garden room/outbuilding. The property provides an ideal blend of space, practicality and flexibility, making it perfectly suited to growing families, professionals or those seeking room to work from home.



## Property Description

### INTRODUCTION

Situated in the highly sought-after Greenways, Benfleet, this well-presented three bedroom semi-detached family home offers generous and well-balanced accommodation across two floors, complemented by a versatile garden room/outbuilding. The property provides an ideal blend of space, practicality and flexibility, making it perfectly suited to growing families, professionals or those seeking room to work from home.

### ENTRANCE HALL

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the main living areas and stairs rising to the first floor. The hallway also benefits from a useful under-stairs storage cupboard, ideal for coats, shoes and household essentials.

### LOUNGE/DINER

The heart of the home is the impressive lounge diner, a bright and expansive space measuring approximately 24' 5" in length. This room offers ample space for both comfortable seating and a formal dining area, making it perfect for family life and entertaining. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere throughout the day.

### KITCHEN

Adjacent to the living area is the well-appointed kitchen, thoughtfully laid out with a range of fitted units, work surfaces and space for appliances. Measuring approximately 8' 2" x 10' 1", the kitchen provides direct access to the rear garden, making it practical for everyday use and ideal for indoor-outdoor living during the warmer months.





## FIRST FLOOR

The first floor continues to impress, with a central landing providing access to all bedrooms and the family bathroom. The master bedroom is a generous double room measuring approximately 14'8" x 10'9", offering plenty of space for wardrobes and additional furniture. The second bedroom is also a comfortable double, ideal for children, guests or as a home office. The third bedroom, while more compact, makes an excellent nursery, study or dressing room, offering flexibility to suit a variety of needs.

## BATHROOM

The family bathroom is neatly arranged and comprises a bath with shower, wash hand basin and WC, completing the first-floor accommodation.

## OUTBUILDING

Externally, the property benefits from a detached garden room/outbuilding, measuring approximately 19'11" x 8'7". This superb additional space offers fantastic versatility and could be used as a home office, gym, studio, hobby room or entertaining area, subject to the buyer's requirements.

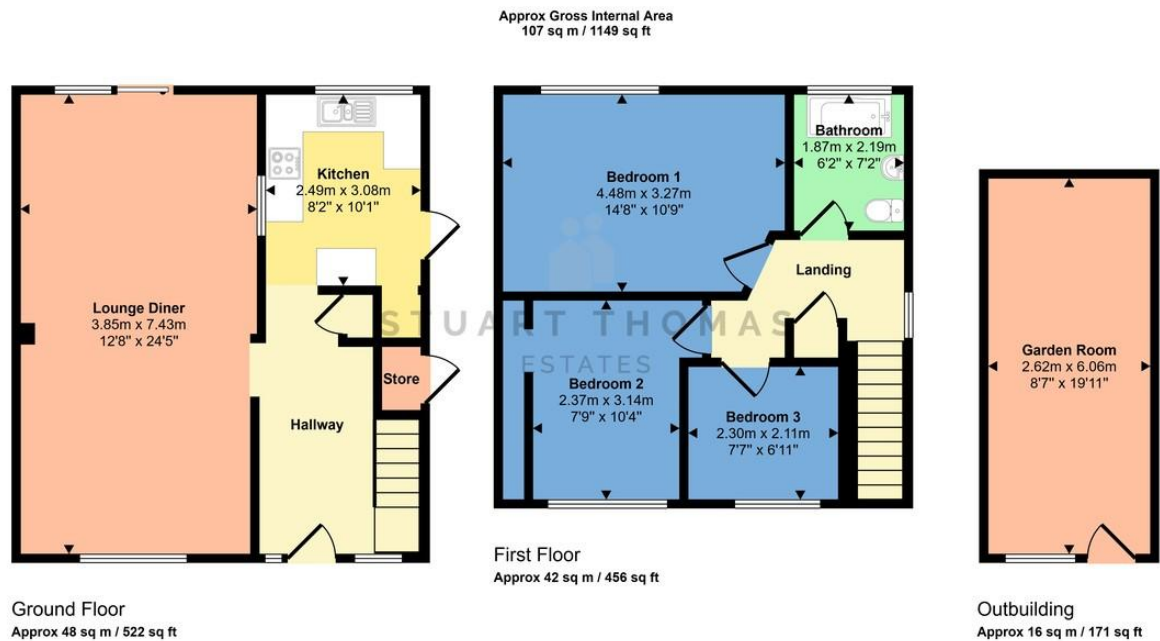
Located in a popular residential area, Greenways is well positioned for local shops, schools and amenities, while also offering convenient access to transport links, including Benfleet station, providing direct routes into London. Nearby green spaces and coastal walks further enhance the appeal of this family-friendly location.

Overall, this is a spacious and versatile three bedroom semi-detached home that offers excellent living accommodation both inside and out, and an early viewing is highly recommended to fully appreciate

everything this property has to offer.

GENERAL

Tenure Freehold  
Castle Point Borough Council  
Council Tax Band B



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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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