



Maryvale Catherine Road



Maryvale Catherine Road  
Benfleet  
Essex  
SS7 1HY

POA



Situated on nearly half an acre of land is this three bedroom character home! One in a million and rare to find, this home is in a private location away from all the hustle and bustle but don't be fooled, you are still close to all that you could need. Walking distance still to both Benfleet High Street and Train Station you will be able enjoy a coffee or dinner with family and friends at the weekend and still commute into the city with no time at all through the week. All services connected to this property and for what we can only envisage as huge potential subject to planning permission, this really could be the forever home, you only have to look at next door so see what this house still has the ability to be.



Entrance

Door into porch comprising smooth ceiling with pendant lighting and tiled flooring, further door leading into:

Hallway

comprising of solid wooden floorboards, coved coricing to panelled feature ceiling with pendant lighting, picture rail, stairs leading to first floor landing with storage underneath, doors to:

Lounge

16'11" x 11'6" (5.16m x 3.51m )

Double glazed sash window to front, coved coricing to smooth ceiling with ceiling rose and hanging chandelier, cast iron radiator, solid wood flooring, picture rail, feature fireplace with inst log burner.

Kitchen

17'2" x 11'0" (5.23m x 3.35m )

Range of wall and base level units with laminate work surfaces above incorporating ceramic sink and drainer unit and extending work surfaces into breakfast bar, space for range style oven and extractor unit above, integrated fridge freezer, space for dishwasher, double glazed patio doors to side leading into garden, single glazed widows to rear, smooth ceiling with pendant lighting, tiled floors with underfloor heating.

Bedroom Two

10'2" 10'2" (3.10m 3.10m)

Double glazed bay window to side and double glazed window

to front, coved cornice to smooth ceiling with pendant lighting, kamdeen flooring with underfloor heating.

#### Shower Room

Smooth ceiling with fitted spotlights, single glazed window to rear, this room is still under works however it has space for a three piece shower room set.

#### Lean to:

Door to side taking you into the lean to with single glazed windows to both sides and rear, space for both washing machine and tumble dryer, tiled flooring, power and lighting.

#### First Floor Landing

Double glazed sash window to side, coved cornice to ceiling with pendant lighting, loft access, cast iron radiator and solid wood flooring, doors to:

#### Bedroom One

15'9 x 11'7 (4.80m x 3.53m)

Double glazed sash window to front, coved cornice to smooth ceiling with ceiling rose and pendant lighting, two cast iron radiators, carpeted flooring.

#### Bedroom Three

9'7 x 7'5 (2.92m x 2.26m)

Double glazed sash window to rear, coved cornice to smooth ceiling with pendant lighting, cast iron radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising roll top bath and freestanding taps, pedestal wash hand basin and low level w.c, coved cornice to smooth ceiling with pendant lighting, partially tiled walls and tiled flooring with underfloor heating, double glazed sash window to rear.

#### Rear Garden

Large lawn area with mature trees and shrubbery, open into:

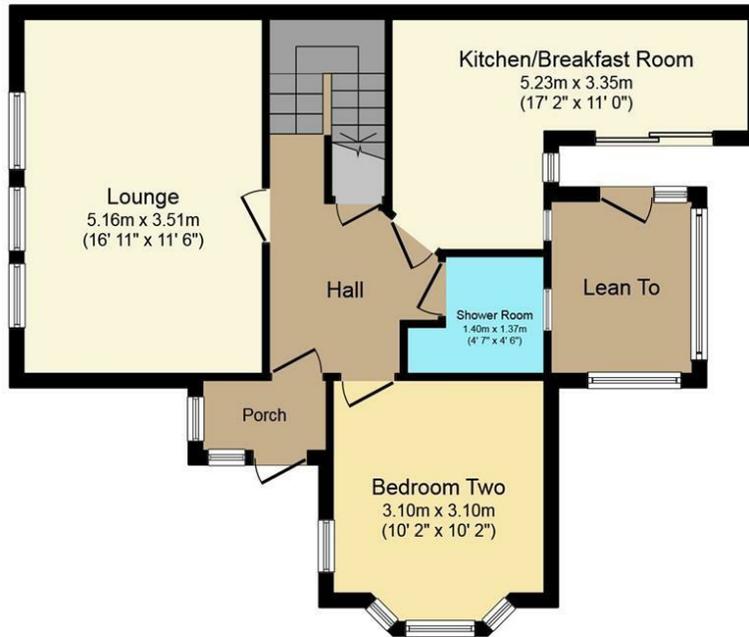
#### Front Garden

Single driveway with slab paved pathway to front door, lawn area with mature shrubs, access to:

#### Garage

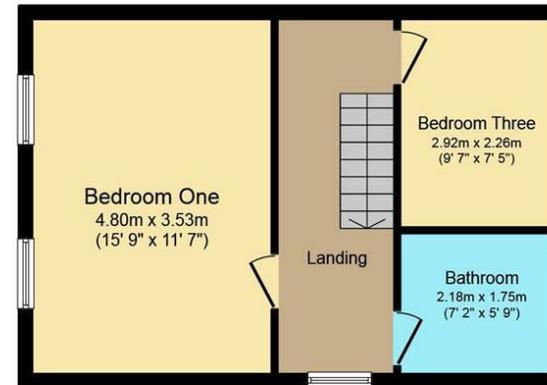
Up and over door.





### Ground Floor

Floor area 62.5 sq. m. (673 sq. ft.) approx

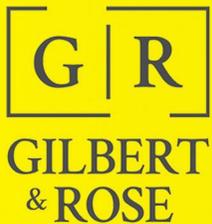


### First Floor

Floor area 39.4 sq. m. (424 sq. ft.) approx

Total floor area 101.9 sq. m. (1,097 sq. ft.) approx

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