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- EXTENDED FAMILY HOME
- EN SUITE SHOWER ROOM
- WELL FITTED KITCHEN
- LARGE OPEN PLAN LOUNGE AND DINING AREA

## 9 Tudor Close, Benfleet, Essex, SS7 3BX

Guide Price £425,000

In this SOUGHT AFTER cul de sac LOCATION this LINK DETACHED family home must be viewed. Extended at the rear to provide a LARGE OPEN PLAN LOUNGE AND DINING SPACE. The kitchen is SUPERBLY FITTED with built in appliances. There is a useful GROUND FLOOR CLOAKROOM Three GOOD SIZE BEDROOMS EN SUITE to the master and FAMILY BATHROOM.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with lead light insets and a side screen leads to the entrance hall. Stairs to the first floor. Double radiator. Wood effect flooring.

### CLOAKROOM

2 piece suite comprising a low level wc and vanity wash hand basin with a cupboard under. Wood effect flooring. Wall light point.

### LOUNGE

18' 8" x 10' 3" (5.69m x 3.12m) Two openings lead to the ding area. Feature built in cinema style electrically operated screen and projector. Wood effect flooring. Recess to TV. Vertical radiator.

### DINING AREA

18' 9" x 11' 3" (5.72m x 3.43m) Double glazed window and twin double glazed french doors lead to the rear garden. Three skylight electrically operated windows. Vertical radiator.

### KITCHEN/BREAKFAST ROOM

14' 5" x 9' 3" (4.39m x 2.82m) Well fitted with a range of units at eye and base level with ample wood effect work surfaces over. 5 ring gas hob with an extractor cooker hood over. Double oven in housing unit. Integrated dishwasher, washing machine, fridge freezer and tumble dryer. Cupboard housing the gas fired central heating boiler. Breakfast bar. Double radiator. Illuminated glass fronted display cupboards. One and a half bowl single drainer stainless steel sink unit. Wood effect flooring. Large double glazed window to the front.

### LANDING

Access to the loft. Double glazed obscure window to the side.





#### BEDROOM ONE

14' 6" x 9' 4" (4.42m x 2.84m) Large double glazed window to the front. Double radiator, door to the :-

#### EN SUITE

With a 3 piece suite comprising a low level wc vanity wash hand basin with a cupboard under and shower cubicle. Obscure double glazed window to the side. Heated towel rail. Inset ceiling spotlights.

#### BEDROOM TWO

11' 2" x 10' 3" (3.4m x 3.12m) Two double glazed windows to the rear. Double radiator.

#### BEDROOM THREE

7' 7" x 7' 3" (2.31m x 2.21m) Double glazed window to the rear. Radiator.

#### FAMILY BATHROOM

Low level wc wash hand basin with a cupboard under and panelled bath with a mixer tap shower screen and electric shower over. Two double glazed obscure windows to the side. Heated towel rail. Inset ceiling spotlights. Extractor fan.

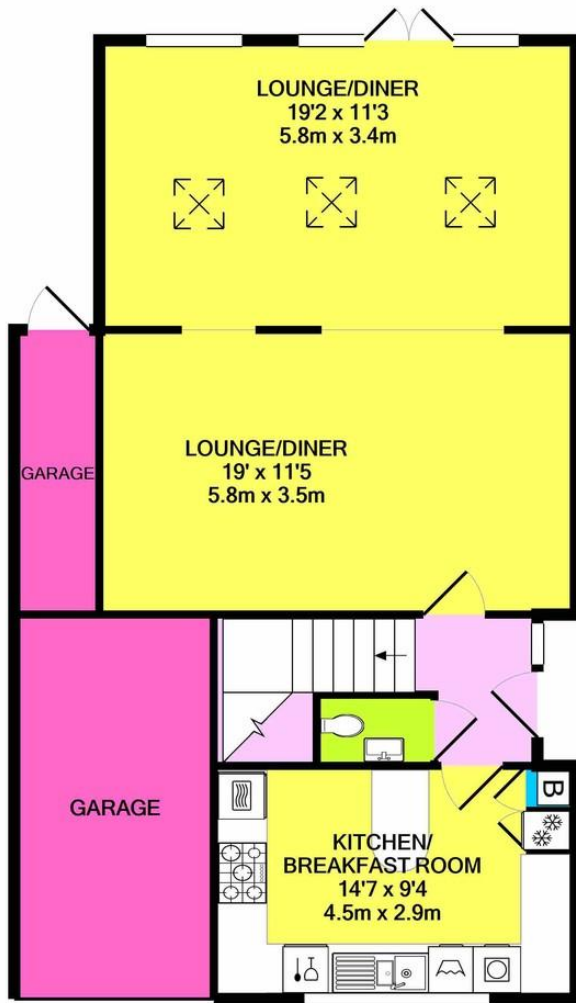
#### GARAGE

Attached with an electric roller door.

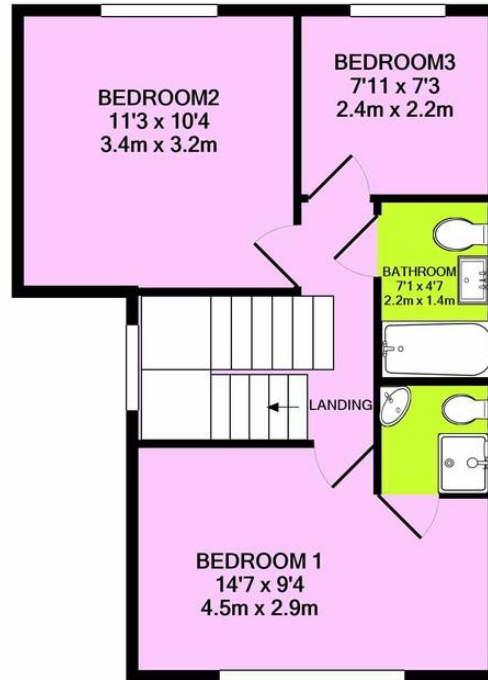
#### REAR GARDEN

SECLUDED SOUTH FACING rear garden. A raised area with artificial lawn. Screen fencing. Paved patio. Seating area. Side access to the front. Outside lighting. Brick built storage shed to the rear of the garage.





GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		

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