



2 Boyce Green

G|R  
GILBERT  
& ROSE

2 Boyce Green  
Benfleet  
Essex  
SS7 5LF

Offers in excess of £625,000



This lovely detached home is the ideal purchase for those with a growing family and has been completely renovated creating a spacious and welcoming home where you'll enjoy entertaining friends and family all year round. Inside the property, you will find a large lounge, stunning open planned kitchen/diner with bi-folding doors opening up the whole kitchen to the rear garden, games room, downstairs shower room, four great sized bedrooms with an en-suite to bedroom one and newly fitted four-piece suite family bathroom. The exterior is also great in size with ample off-street parking, garage for additional storage space and huge south facing rear garden giving you lots of space when entertaining. Location wise, you will find yourself close to excellent local shops and restaurants, near bus connections with multiple routes, a 10 minute walk from Benfleet station where you can catch the train to London in under an hour and a 25 minute walk from Benfleet Downes which is perfect for long beautiful walks all year round.



#### Entrance

Door into hallway comprising coved cornicing to smooth ceiling with fitted spotlights, stairs leading to first floor landing, engineered oak flooring, doors to:

#### Lounge

12'7 x 20'9 (3.84m x 6.32m)

Double glazed windows to front, coved cornicing to smooth ceiling with fitted spotlights, electric feature fireplace, two radiators, engineered oak flooring.

#### Downstairs Shower Room

Three piece suite comprising walk in shower cubicle with rainfall shower over and hand held attachment, wash hand basin set into vanity unit with mixer tap, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, wall mounted mirrored cabinet, tiled walls, radiator, tiled flooring.

#### Kitchen/Diner

21'6 x 11'9 (6.55m x 3.58m)

Range of wall and base level units with Quartz work surfaces above incorporating inset stainless steel sink and



drainer into work surface, integrated induction hob with extractor unit over, integrated double oven with warming drawer, integrated fridge freezer, integrated slim wine cooler, space for American style fridge freezer, breakfast bar extended from work surface, double glazed bi-folding doors to rear leading to rear garden, coved cornicing to smooth ceiling with fitted spotlights, radiator, engineered oak flooring, door to:



#### Games Room

12'7 x 20'9 (3.84m x 6.32m)

Double glazed bi-folding doors to rear with integral blinds, smooth ceiling with fitted spotlights, radiator, engineered oak flooring.

#### First Floor Landing

Coved cornicing to smooth ceiling with fitted spotlights, loft access, carpeted flooring, doors to:

#### Bedroom One

11'0 x 20'9 (3.35m x 6.32m)

Double glazed window to front with integral blinds, smooth ceiling with pendant lighting, radiator, eaves storage, carpeted flooring, door to:

#### En-Suite

Three piece suite comprising walk in shower cubicle with rainfall shower over and hand held attachment, his and hers wash hand basins set into vanity units with mixer taps, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, wall mounted mirrored cabinet, tiled walls, radiator, tiled flooring.

#### Bedroom Two

9'7 x 14'7 (2.92m x 4.45m)

Double glazed windows to front and rear with integral blinds, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.



#### Bedroom Three

8'6 x 8'8 (2.59m x 2.64m)

Double glazed window to front with integral blinds, coved cornicing to smooth ceiling with pendant lighting, fitted wardrobes, radiator, carpeted flooring.



#### Bedroom Four

6'1 x 11'6 (1.85m x 3.51m)

Double glazed window to side with integral blinds, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.



#### Bathroom

Four piece suite comprising tiled panelled bath with hand held shower attachment, walk in shower with rainfall shower over and hand held attachment, wash hand basin set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, wall mounted mirrored cabinet, tiled walls, radiator, tiled flooring.



#### Rear Garden

Slab paved seating area leading to remainder with steps leading up to remainder laid to lawn, mature shrub borders, shed at rear to remain, side gated access to front garden.



#### Front Garden

Block paved driveway providing off street parking for multiple vehicles, access to garage, side gated access to rear garden.



#### Garage

Roller door to front, power and lighting.





