

stuart
thomas



- SPACIOUS ACCOMMODATION
- 2/3 BEDROOMS
- PLENTY OF OFF STREET PARKING
- WALKING DISTANCE OF LOCAL PRIMARY SCHOOLS

115 Kimberley Road, Benfleet, Essex, SS7 5NH

Guide Price £285,000

GUIDE PRICE £285,000 TO £295,000. VIEWING IS RECOMMENDED of this spacious 2/3 bedroom house located in a popular area of Benfleet and within walking distance of the High Road and its array of shops and cafes. With a second reception room that could be bedroom 3 if required there is plenty of room for all the family! Appleton Catchment.



Property Description

HALL

Entrance into a generous hall with understairs cupboard housing the gas and electric meters. Radiator. Stairs to first floor.

LOUNGE/DINER

21' 0" x 11' 03" (6.4m x 3.43m) Entrance via glazed double doors to a great sized room with double glazed window to the front. Fireplace with gas fire and brick hearth and back. Radiator. Carpet.

DINING ROOM/BEDROOM 3

10' 04" x 8' 07" (3.15m x 2.62m) A versatile space that could be used for a variety of uses. Double glazed window to the front. Radiator. Carpet.

KITCHEN

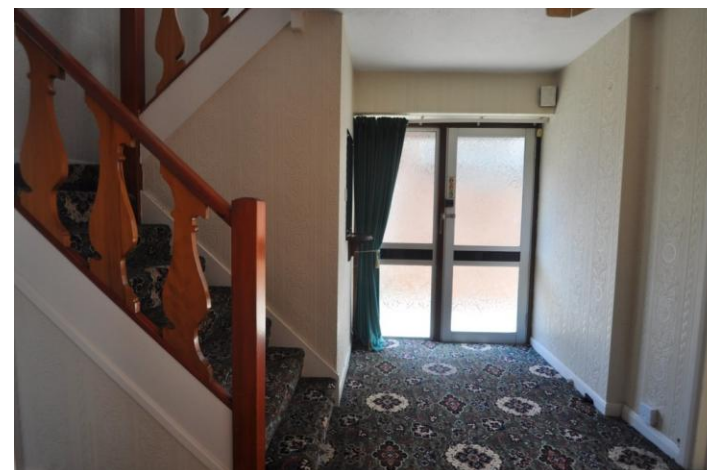
11' 01" x 9' 06" (3.38m x 2.9m) A range of limed oak effect base and eye level units with a light coloured rolled top work surface over with a stainless steel sink. Tiled splashback. Plumbing for washing machine. Space for undercounter fridge. Free standing oven. Space for fridge freezer. Double glazed window to rear with door to the rear garden. Vinyl flooring.

TOILET

Double glazed window to the rear with obscure glass. WC. Vinyl flooring.

BATHROOM

Fully tiled to all visible walls. Hand wash basin set into vanity unit. Bath with telephone mixer tap over. Double glazed window to side with obscure glass.





LANDING

Access to a small loft area. Large storage area housing the boiler measuring 4'0 x 4'05 currently used as additional hanging space. Double glazed window to the side with obscure glass. Airing cupboard. Carpet.

BEDROOM ONE

15' 0 NARROWING TO 11'02" x 11' 11 NARROWING TO 4'10" (4.57m x 3.63m) Double glazed window to the front. Carpet. Radiator. Access to eaves storage.

BEDROOM TWO

14'0 4" x 11' 08" (42.77m x 3.56m) Another double bedroom with a built in cupboard. Access to further eaves storage. Double glazed window to the rear. Radiator. Carpet.

GARAGE

Garage with personal access to the garden.

FRONT GARDEN

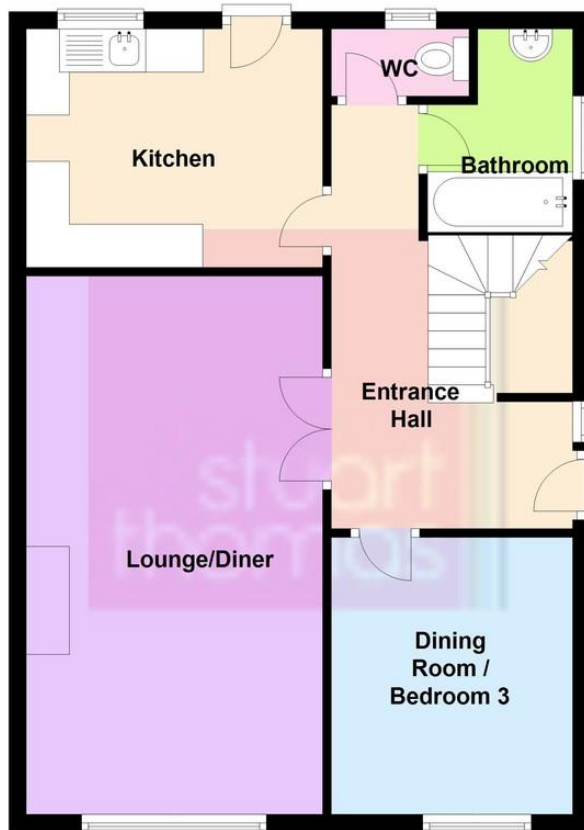
Hard standing with off street parking for several cars. Driveway to garage. Useful storage set into the external side wall of the house.

REAR GARDEN

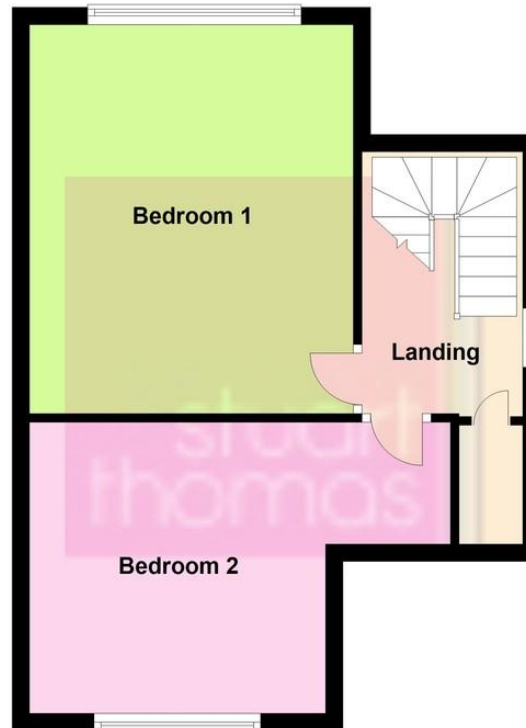
Approximately 30ft commencing with a patio area with the remainder being laid to law with mature borders. personal door to garage. Personal side access. Shed to remain.



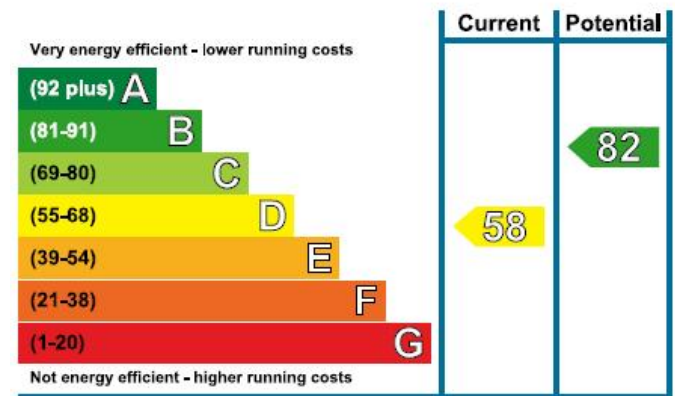
Ground Floor



First Floor



Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements