



STUART THOMAS  
ESTATES



22 Villa Road, Benfleet, Essex, SS7 5QL

Guide Price £675,000 - £700,000

- LARGE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- TWO LIVING ROOMS
- STUDY

GUIDE PRICE £675,000 to £700,000

A spacious four-bedroom detached family home situated within the highly sought-after SS7 area. This impressive property offers generous living accommodation, a large rear garden, private driveway, and excellent kerb appeal. Ideally suited to modern family living, the home perfectly combines practical living space with charming character features. within easy reach of local primary and secondary schools including Appleton Secondary School and Jotmans Primary. There are also local amenities nearby and transport links to Benfleet station which offers the C2C line directly into London Fenchurch Street.



## Property Description

### ENTRANCE LOBBY

Double glazed entrance door with glazed insets leads to the entrance lobby. Personal door to the garage. Large built in cloaks cupboard. Double glazed door and side screen leads to the

### ENTRANCE HALL

Two radiators. Stairs to the first floor with a cupboard under. Twin part glazed doors leads to the lounge.

### CLOAKROOM

Low level wc and a vanity hand wash basin with a cupboard under. Radiator lead light obscure double glazed window to the side. Inset ceiling spotlights. Fully tiled to visible walls.

### LOUNGE

This really spacious room has a double glazed lead light bay window to the front aspect. Feature inset fireplace with a granite fireback wall. Inset ceiling spotlights. Wood effect flooring. Twin part glazed doors leads to the dining room.

### DINING ROOM

Lead light double glazed window to the side. Wood effect flooring. Inset ceiling spotlights. Radiator. Open plan to the second lounge.

### KITCHEN

Well fitted with a range of units at eye and base level with granite work surfaces over. Twin bowl sink unit with a mixer tap and hot tap over. 5 ring gas hob with an extractor cooker hood over. Double oven in a housing unit. Integrated fridge. Internal window. Wood effect flooring. Door leads to the utility room.

### UTILITY ROOM

Lead light double glazed window to the side. Units at eye and base level with granite work surfaces over. Space and plumbing for a washing machine and tumble dryer. Cupboard housing the gas fired central heating boiler.

### SECOND LOUNGE





Another large space with 2 sets of double glazed french doors leading to the rear garden. Vertical radiator. Wood effect flooring. High level double glazed window to the side. Inset ceiling spotlights. Internal window to the kitchen.

#### LANDING

Lead light double glazed window to the side. Coving. Built in airing cupboard with an electric heater. Access to the loft.

#### BEDROOM ONE

Lead light double glazed window to the front. Radiator. A full range of fitted wardrobes etc with a concealed entrance to the:-

#### EN SUITE

With a 3 piece white suite comprising a low level wc with a concealed cistern a vanity hand wash basin and walk in shower. Heated towel rail. Lead light double obscure glazed window to the side. Extractor fan. Inset ceiling spotlights. Fully tiled to all visible walls and floor.

#### BEDROOM TWO

Lead light double glazed window to the rear. Radiator. Coving.

#### BEDROOM THREE

Lead light double glazed window to the rear. Radiator.

#### BEDROOM FOUR

Lead light double glazed window to the front. Radiator.

#### BATHROOM

With a 3 piece suite comprising a low level wc with a concealed cistern panelled bath and a vanity hand wash basin. Fitted bathroom furniture. Inset ceiling spotlights. Heated towel rail. Extractor fan. Fully tiled to all visible walls and floor. Lead light double glazed obscure window to the side.

#### DOUBLE GARAGE

With an electric roller door. Personal door to the entrance lobby.

#### FRONT GARDEN

With a Lych Gate. Ample parking for several vehicles.



Approx Gross Internal Area  
194 sq m / 2089 sq ft



First Floor

#### OUTBUILDINGS

Two large outbuildings at the bottom of the garden. One being used as a workshop with double glazed windows and door. The other outbuilding also has a double glazed window and door and access to the loft. Red brick fireplace with a log burner.

#### REAR GARDEN

This good size rear garden is in excess of 100' laid to lawn with a rockery, Resin patio. Side access to the front. Pergola and Wendy House. External water supply and light. Two large outbuildings.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band F

NB The photos have been adjusted using AI to remove items still in the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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