



STUART THOMAS
ESTATES



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- LARGE GARAGE/WORKSHOP
- FOUR BEDROOMS
- GOOD SIZE WELL FITTED KITCHEN/DINER
- LUXURY GROUND FLOOR BATHROOM

185 Rayleigh Road, Benfleet, SS7 3XW

Guide Price £475,000 - £500,000

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Property Description

DESCRIPTION

Guide Price £475,000 to £500,000 Are you looking for a large garage/workshop? If so don't miss out on this character detached home standing on a bold corner WEST BACKING plot. This FOUR BEDROOM FAMILY HOME offers a LARGE OPEN PLAN KITCHEN/DINER with BI FOLD DOORS, LUXURY BATHROOM, TWO LARGE BEDROOMS to the ground floor. Upstairs are TWO FURTHER BEDROOMS and a LUXURY SHOWER ROOM.

ENTRANCE PORCH

Double glazed entrance door leads to the double glazed entrance porch.

ENTRANCE HALL

A further composite entrance door with a glazed panel leads to the spacious and impressive entrance hall. Radiator with a cover.

LOUNGE

This attractive room has a feature fireplace. Oriel bay lead light double glazed window to the side aspect. Radiator. Double glazed french doors and side screens lead to the dining area.

DINING AREA

With a large set of double glazed bi fold doors leading directly to the rear garden. Open plan to the:-

KITCHEN/DINER

Well fitted and such a good size room with a range of units at eye and base level with ample work surfaces. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and dishwasher. A Range





Cooker with an extractor cooker hood over. Double glazed windows to the side and the rear. Radiator. Stairs lead to the first floor. Built in storage cupboards one housing the gas fired combi central heating boiler.

BEDROOM ONE GROUND FLOOR

This good size room has a double glazed lead light bay window to the front aspect and a double glazed oriel bay window to the side. Radiator.

BEDROOM TWO GROUND FLOOR

Lead light double glazed window to the front. Radiator.

GROUND FLOOR BATHROOM

This luxury bathroom is fitted with a 3 piece white suite including a low level wc and vanity hand wash basin. Spa bath with a mixer tap and shower attachment as well as an independent shower and screen. Extractor fan. Mirrored illuminated medicine cabinet. Fully tiled to all visible walls and floor with marble tiles. Double glazed obscure window to the side.

BEDROOM THREE FIRST FLOOR

With a lead light double glazed oriel bay window to the front aspect and a lead light double glazed window to the side. Radiator. Access to eaves both sides of the property.

BEDROOM FOUR FIRST FLOOR

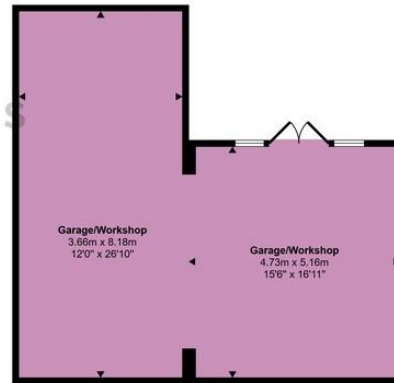
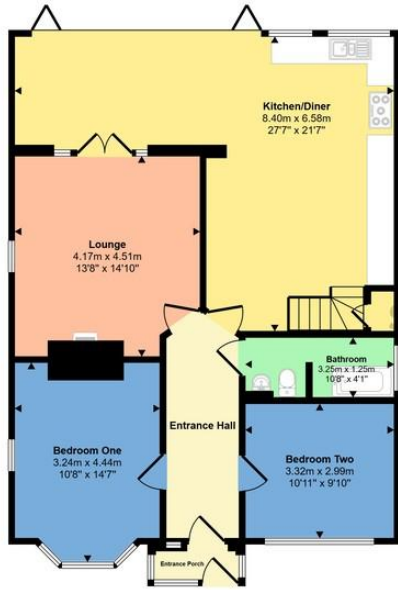
Lead light double glazed window to the rear. Radiator. Access to the eaves at both sides.

SHOWER ROOM

With a large walk in shower, low level wc with a concealed cistern and a corner hand wash basin. Heated towel rail. Obscure double glazed window to the side. Fully tiled to all visible walls and floor.



Approx Gross Internal Area
195 sq m / 2095 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DOUBLE GARAGE/WORKSHOP

This truly outstanding outbuilding can be used for a variety of purposes and has its own loft storage accessed via a loft ladder. Electric roller door. Double glazed french doors and side screens lead to the rear garden. Lighting and power.

REAR GARDEN

This easily maintained WEST BACKING rear garden is paved with an established tree. Screen fencing. Double wooden gates lead to the side. Further gate to the side.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		

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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