



STUART THOMAS
ESTATES



- GREATLY EXTENDED GROUND FLOOR
- SEMI OPEN PLAN TO SPACIOUS KITCHEN
- WELL PRESENTED REAR GARDEN WITH PEDESTRIAN ACCESS

15 Seamore Walk, Benfleet, Essex , SS7 4NQ

Guide Price £350,000

GUIDE PRICE £350,000 to £360,000 This well presented 3 bedroom mid terraced house has been EXTENDED to provide a LARGE living area making it attractive to a variety of buyers. Externally there is a well maintained rear and front garden and a detached GARAGE in a block. The property falls within both The Appleton and King John School catchment.



Property Description

GENERAL

This well presented 3 bedroom mid terraced house has been extended to provide a large living area making it attractive to a variety of buyers. Externally there is a well maintained rear and front garden and a detached garage in a block. The property falls within both The Appleton and King John School catchment.

LOBBY

Entrance via a UPVC door with obscure glass into a lobby area with a storage cupboard as well as an additional cupboard housing the electric and gas meters. Carpet. Door to living area.

LOUNGE/DINER

34' 03" x 16' 06" NARROWING TO 7' 10" (10.44m x 5.03m) A greatly extended double aspect lounge/diner which offers an extremely spacious living area with semi open plan to the kitchen. Fireplace with white surround and marble hearth and back. Electric flame effect fire with remote control. Double glazed window to the front with leadlight stained glass feature to the fanlight. Stairs to first floor. A great sized dining area with French doors to the rear which is semi open plan to the kitchen. Door to the kitchen. Carpet. 4 warm air vents.

KITCHEN

19' 08" x 8' 03" (5.99m x 2.51m) The kitchen comprises a range of eye and base level units with wood effect work surfaces over and stainless steel one and a half bowl sink drainer. Integrated electric oven with gas hob over and overhead extractor. Space for chest freezer. Undercounter fridge. Plumbing for washing machine. Cupboard housing boiler. Tiling to all visible walls. Double glazed window to the





rear. Light wood effect laminate flooring. Warm air vent.

LANDING

The loft is accessed from the landing via a pull down loft ladder. It is fully boarded with a light. Airing cupboard with hot water tank. Carpet.

BEDROOM ONE

14' 0" x 9' 11" (4.27m x 3.02m) A great sized master bedroom with a double glazed window to the front with leadlight stained glass feature to the fanlight. Carpet.

BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m) Another good sized double bedroom with double glazed window to the rear. Carpet.

BEDROOM THREE

9' 11" x 6' 02" (3.02m x 1.88m) Fitted cupboard with hanging space. Double glazed window to the front with leadlight stained glass feature to the fanlight. Light wood effect laminate flooring.

BATHROOM

The family bathroom comprises of a hand wash basin in a white vanity unit, bath with electric shower over and close coupled toilet. Double glazed window to the rear with obscure glass. Fully tiled to all visible walls. Light grey wood effect vinyl flooring.

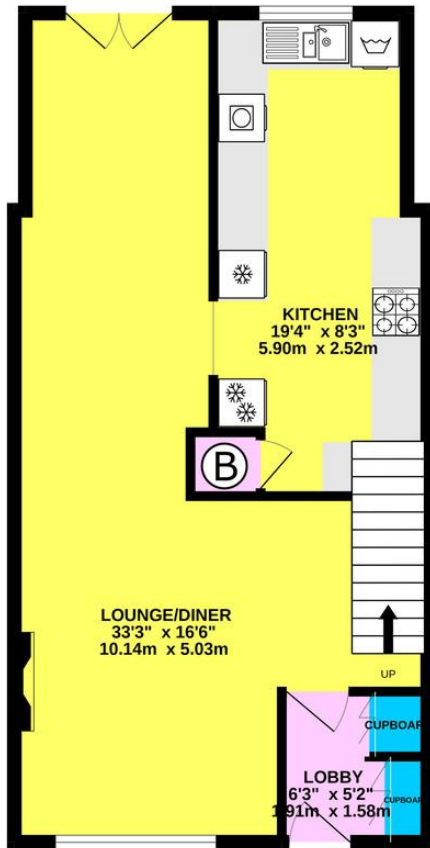
GARAGE

The property benefits from a garage in a block accessed via an alleyway directly opposite the property. The garage is large enough to accommodate an average sized car.

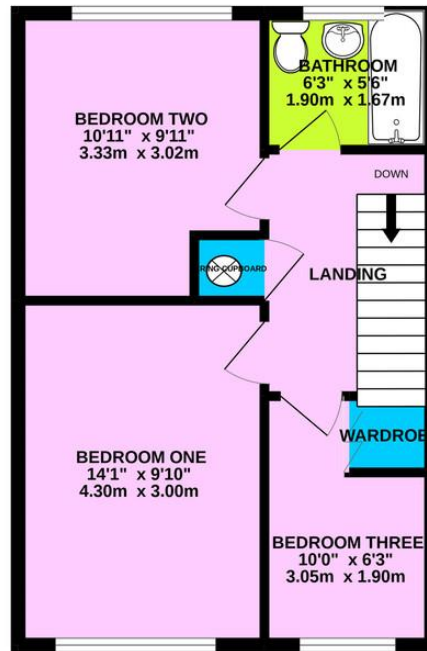
FRONT GARDEN



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



Laid to lawn with neat borders.

REAR GARDEN

Approximately 30ft (unmeasured) the rear garden commences with a patio area. The remainder is laid to lawn with mature beds. The shed and greenhouse are to remain. Outside tap. Pedestrian access to Fairview Crescent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	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