



STUART THOMAS  
ESTATES



- BEAUTIFULLY MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN
- 4 DOUBLE BEDROOMS
- UNOVERLOOKED WEST FACING GARDEN

9 Elm View Road , South Benfleet, Essex, SS7 5AR

Guide Price £547,500

A beautifully maintained 4 DOUBLE BEDROOM FAMILY HOME located in a popular road in Benfleet with easy access to LOCAL SHOPS AND BENFLEET TRAIN STATION. With a separate GOOD SIZED LOUNGE, dining room, MODERN FITTED KITCHEN and approximately 70' (unmeasured) UNOVERLOOKED WEST FACING GARDEN this is a must see!



## Property Description

### HALL

Entrance via a double glazed door into the entrance hall with under stairs cupboard. Alarm key pad. Light oak wood effect laminate flooring. Radiator. Smooth plastered ceiling Stairs to first floor.

### CLOAKROOM

Hand wash basin in vanity unit with splashback tiling. Close coupled WC. Chrome heated towel rail. Double glazed window with obscure glass to the side. Tiled flooring.

### LOUNGE

22' 06" x 12' 08" (6.86m x 3.86m) A good sized lounge with double glazed French doors to the rear garden. Feature fireplace with gas coal effect fire. An additional 2 double glazed windows to the side. Light oak wood effect laminate flooring. 2 radiators. Smooth plastered ceiling with coving.

### DINING ROOM

12' 05" x 8' 10" (3.78m x 2.69m) The dining room provides ample space for a good sized dining table. Double glazed box bay window to the front. Radiator. Light oak wood effect laminate flooring. Smooth plastered ceiling with coving.

### KITCHEN

14' 05" x 9' 04" (4.39m x 2.84m) A modern kitchen comprising black gloss eye and base level units with work surface over with upstands and a granite sink. Splashback tiling. Integrated fridge freezer, dishwasher and double oven with 5 gas hob burner over and stainless steel extractor. The boiler which the vendor advises is approximately 3 years old and serviced annually is housed in one of the cupboards. Useful breakfast bar. Double glazed window to rear as well as a double glazed door to the side. Chrome heated towel rail. Tiled flooring.

### UTILITY ROOM

The utility room offers additional eye and base level units in a light wood oak effect with granite effect work surfaces over with a stainless steel sink. Plumbing for washing machine and space for





tumble drier. Half glazed door to the side with adjacent double glazed window. Tiled flooring.

#### LANDING

Useful double glazed window to the side flooding the landing with light. Access to the loft which has storage. Airing cupboard. Carpet.

#### BEDROOM ONE

12' 08" including wardrobes reducing to 6'05" x 17' 08" reducing to 12'05" (3.86m x 5.38m) A lovely master bedroom with a range of modern fitted wardrobes with sliding doors. Double glazed window to the rear. Carpet. Radiator.

#### ENSUITE

Fully tiled to all visible walls there is a shower cubicle with mains shower, hand wash basin in white gloss vanity unit and WC with a concealed cistern. Double glazed window with obscure glass to the side. Chrome heated towel rail. Tiled flooring. Smooth plastered ceiling.

#### BEDROOM TWO

17' 09" x 9' 05" (5.41m x 2.87m) Bedroom two has a corner range of wardrobes with sliding doors. Double glazed window to the rear. Carpet. Radiator.

#### BEDROOM THREE

13' 01" x 10' 01" (3.99m x 3.07m) Bedroom three has a range of fitted wood effect wardrobes with 2 sets of matching chest of drawers. Feature wallpaper to one wall. Two double glazed window to the front. Radiator. Carpet.

#### BEDROOM FOUR

12' 01" x 8' 11" (3.68m x 2.72m) Another good sized bedroom with a double glazed window to the front. Radiator. Carpet.

#### BATHROOM

Comprising of a 4 piece suite there is a bath with a shower attachment, separate shower cubicle with mains shower, hand wash basin in black vanity unit and a WC with a concealed cistern. Half tiled to all visible walls with a tiled floor. Chrome heated towel rail.





Double glazed window to the side with obscure glass.

#### GARAGE

The double garage has an electric roller door. There is power and lighting and it is also fitted with a range of solid wood eye and base level units with gray laminate work surface over for handy storage. Personal door to the rear.

#### REAR GARDEN

The beautiful west facing unoverlooked garden is approximately 70' (unmeasured). It commences with a block paved patio with the remainder laid to lawn with an additional decked area to the rear. Water feature to remain. 2 sheds.

#### FRONT GARDEN

Block paved with off street parking for 3 cars and a retaining brick wall with wrought iron decoration. Security posts to front as well as some attractive flower beds.

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