



STUART THOMAS
ESTATES



9 Hall Crescent, Benfleet, SS7 2QW

£650,000

- STUNNING FAMILY HOME
- FOUR BEDROOMS
- SUPERBLY FITTED KITCHEN/DINER
- FORMAL LOUNGE

This is a home that has been thoughtfully reimagined to combine striking design, generous space and everyday functionality in equal measure. Every room has its own character and identity, yet the property flows effortlessly as one cohesive and beautifully balanced living space.

Set across three floors, this impressive four-bedroom family home offers light-filled interiors, highly versatile accommodation and a layout perfectly suited to modern family life, entertaining and working from home. Stylish finishes, carefully considered décor and a strong sense of individuality can be found throughout, creating a property that feels both contemporary and welcoming.



Property Description

DESCRIPTION

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ENTRANCE HALL

A stylish and welcoming entrance hallway featuring contemporary décor with characterful touches throughout. The space benefits from modern patterned flooring, a striking staircase with fitted carpet, panelled walls and an abundance of natural light from the front aspect window. Finished in a tasteful mix of neutral and bold tones, the hallway provides access to the ground floor accommodation and includes useful downstairs storage, creating both a practical and impressive first impression of the home.

SHOWER ROOM

A stylish and contemporary ground floor shower room fitted with a modern suite comprising low-level WC, feature wash hand basin with mixer tap set on a bespoke vanity unit, and a walk-in shower enclosure with glazed screen. Attractive tiled walls and contrasting black fittings create a striking finish throughout. Heated towel rail. Extractor fan. Inset ceiling spotlights and pendant lighting. Feature wall panelling and





wood-effect flooring complete this beautifully presented space.

LOUNGE

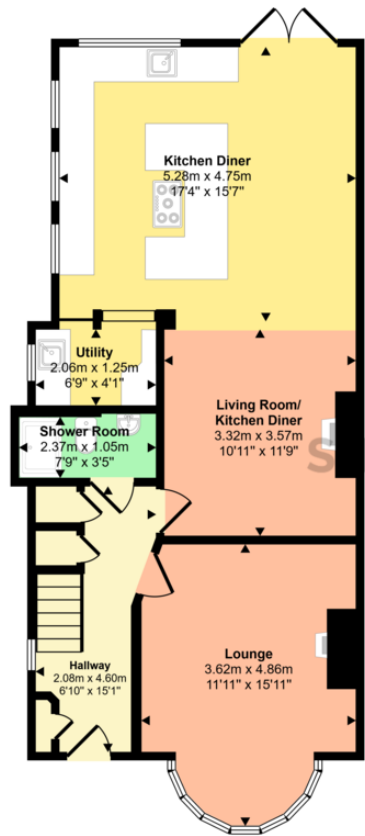
A beautifully presented lounge full of character and charm, featuring a stunning walk-in double glazed bay window to the front allowing for an abundance of natural light. This stylish reception room offers a cosy yet spacious feel, enhanced by attractive décor, feature fireplace and elegant curved ceiling detail. Ample space for seating and entertaining. Feature wood-effect flooring and radiator. A perfect space to relax and unwind.

LIVING ROOM/KITCHEN/DINER

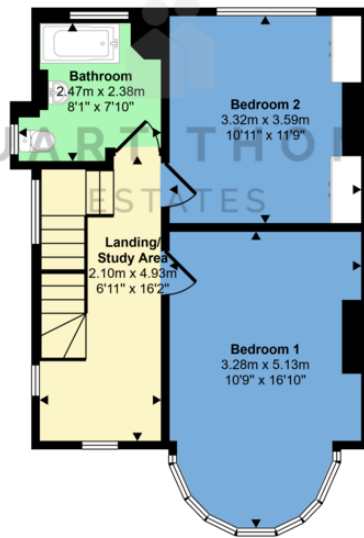
An impressive open-plan kitchen/living/dining space that has been thoughtfully designed for modern family living and entertaining. The beautifully fitted kitchen features an extensive range of contemporary wall and base units with contrasting work surfaces, inset sink unit with mixer tap, feature central island/breakfast bar, and space for a range-style cooker. Striking skylight lantern floods the room with natural light, complemented by further double glazed windows and double doors opening onto the rear garden. The dining and living areas offer versatile and stylish accommodation with ample space for entertaining and relaxing, enhanced by feature décor, contemporary lighting, media wall panelling, feature fireplace and attractive herringbone wood-effect flooring throughout. Radiators. A stunning sociable living space finished to an exceptional standard.



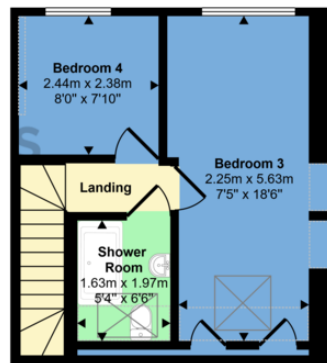
Approx Gross Internal Area
144 sq m / 1555 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 44 sq m / 476 sq ft



Second Floor
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

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.

UTILITY ROOM

Useful open utility area fitted with additional storage cupboards and complementary work surfaces. Belfast sink with mixer tap and space and plumbing for washing appliances. Double glazed window to side. Attractive herringbone wood-effect flooring and pendant lighting. A practical addition to the home providing useful laundry and storage space.

FIRST FLOOR

The first floor is both practical and unexpectedly spacious in its layout. The main landing provides access to two bedrooms and the family bathroom, while a second staircase leads to the top floor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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