



STUART THOMAS
ESTATES



- SPECTACULAR VIEWS
- LARGE SOUTH FACING SUN TERRACE
- THREE BEDROOMS
- CORNER PLOT

44 Hill Road, Benfleet, SS7 1HL

Guide Price £425,000 - £450,000

Enjoy AMAZING PANORAMIC VIEWS from the SOUTH FACING SUN TERRACE. Although in need of some UPDATING this DETACHED HOME stands on a GOOD SIZE CORNER PLOT and enjoys views towards Boyce Hill Golf Course.



Property Description

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ENTRANCE HALL

Double glazed entrance door with glazed panels and an adjacent side screen leads to the entrance hall. Large understairs storage cupboard with space and plumbing for a washing machine. Storage cupboard.

CLOAKROOM FIRST FLOOR

Low level wc. Double glazed obscure window to the side.

LOUNGE FIRST FLOOR

This good size room has a full depth double glazed window to the front. Wood flooring. Sliding double glazed patio doors leads to the SOUTH FACING Sun Terrace. Double radiator. Coving.



SUN TERRACE

This excellent size Sun Terrace has ample space to take advantage of the STUNNING VIEWS towards Boyce Hill Golf Course and the surrounding area.

KITCHEN/DINER GROUND FLOOR

This spacious room has double glazed sliding patio doors leading to the rear garden. Fitted with a range of units with granite work surfaces. Integrated fridge and freezer. Space for a slide in cooker with an extractor cooker hood over. Pull out larder cupboard. Double glazed windows to the rear and side.



Double radiator. Built in microwave.

LANDING

With double glazed sliding patio doors leading to the SUN TERRACE. Large built in cupboard. Access to the loft.

BEDROOM ONE GROUND FLOOR

Double glazed windows to the front and side. Coving. Double radiator. Door to en suite.

EN SUITE

Low level vanity hand wash basin with a cupboard under and a shower cubicle. Heated towel rail. Obscure double glazed window to the side.

BEDROOM TWO FIRST FLOOR

Double glazed window to the rear. Radiator. Coving. Laminate flooring. Views towards Boyce Hill Golf Course.

BEDROOM THREE FIRST FLOOR

Double glazed window to the rear with views over Boyce Hill Golf Course. Radiator. Coving. Laminate flooring.

BATHROOM

With a panelled bath with a mixer tap and shower attachment. Vanity hand wash basin with cupboards under and a mixer tap. Radiator. Obscure double glazed window to the side. Coving.

GARAGE

With twin doors to the front. Door to the rear.

REAR AND SIDE GARDENS

Corner plot with the rear garden measuring approx 40' and





laid to lawn with screen fencing. Paved patio with steps down to the lawn. Concrete hardstanding. Raised borders. External water supply. Side access to the front.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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

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