



STUART THOMAS
ESTATES



- WEST BACKING REAR GARDEN
- NEWLY FITTED KITCHEN
- LARGE LOUNGE/DINER
- STUDY/SEPERATE DINING ROOM

5 Stanley Road, Benfleet, Essex, SS7 3EL

£430,000

This IMMACULATE DETACHED 4 bedroom family house has a WEST BACKING rear garden and ample off street parking. With a LARGE LOUNGE/DINER, converted garage which now lends itself to be a separate DINING ROOM or USEFUL STUDY, WELL FITTED KITCHEN, CLOAKROOM and USEFUL UTILITY ROOM. To the first floor are the 4 GOOD SIZE BEDROOMS and a larger than average FAMILY BATHROOM with a 4 piece suite.



Property Description

ENTRANCE HALL

Composite entrance door with a glazed panel leads to the entrance hall. Wood effect flooring. Built in storage cupboard. Doors lead to the Lounge and study.

CLOAKROOM/SHOWER ROOM

Low level wc and a circular wash basin on a stand with a cupboard under. Shower cubicle. Obscure double glazed window to the side. Extractor fan. Fully tiled to all visible walls and floor. Heated towel rail.

LOUNGE/DINER

28' 4" x 15' 5" narrowing to 9'3" (8.64m x 4.7m) Double glazed Georgian style window to the front. Feature inset log effect fire with storage space below to the chimney breast. Coving. Three radiators. Stairs to the first floor. Double glazed patio doors lead to the rear garden.

STUDY/DINING ROOM

10' 3" x 9' 1" (3.12m x 2.77m) Georgian style double glazed window to the front aspect. Radiator. Wood effect flooring, door leads to the utility room.

UTILITY ROOM

9' 1" x 6' 1" (2.77m x 1.85m) Double glazed door leads to the garden. Units at eye and base level with work surfaces over. Space and plumbing for a washing machine and tumble dryer. Wood effect flooring.

LANDING

Access to the loft. Airing cupboard.

BEDROOM ONE





13' 4" x 9' 2" (4.06m x 2.79m) Built in wardrobe to one wall. Georgian style double glazed window to the front. Coving. Radiator.

BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m) Double glazed window to the rear, radiator, coving.

BEDROOM THREE

12' 1" x 8' 10" (3.68m x 2.69m) Double glazed window to the rear. Radiator. Coving.

BEDROOM FOUR

12' 3" x 7' 5" (3.73m x 2.26m) Double glazed Georgian style window to the front. Radiator. Coving.

FAMILY BATHROOM

This good size bathroom has a white 4 piece suite which comprises of a low level wc wash hand basin with cupboards under, double ended bath and shower cubicle. Obscure double glazed window to the side. Heated towel rail. Fully tiled to all visible walls.

FRONT GARDEN

Providing ample off street parking.

REAR GARDEN

This WEST BACKING rear garden is approximately 50' in length (unmeasured). Laid to lawn and a crazy paved patio. Screen fencing. Outside power point and water supply. Outside lighting. Side access to the front.





Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 52 | |

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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 and 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.