

stuart
thomas



- LARGE PLOT
- BEAUTIFUL REAR GARDEN
- CLEVERLY EXTENDED
- SPACIOUS ENTRANCE HALL

45 Deerhurst, Benfleet, Essex, SS7 3TE

Guide Price £300,000

GUIDE PRICE £300,000 to £325,000 Stuart Thomas invites you to come along on Saturday 17th February to see this SEMI DETACHED three bedroom family house standing on a VERY LARGE PLOT with a BEAUTIFUL REAR GARDEN. Offered for sale with NO ONWARD CHAIN this house is WELL LOCATED close to RAYLEIGH WEIR.



Property Description

SPACIOUS ENTRANCE HALL

A double glazed entrance door and side screen leads to the entrance hall. Built in storage cupboard. Stairs to the first floor with a cupboard under. Radiator. Coving.

LOUNGE

14' x 11' 3" (4.27m x 3.43m) Double glazed window to the front. Double radiator. Feature fire surround with an electric coal affect fire. 2 wall light points. Sliding glazed door and side screen leads to the :-

DINING ROOM

9' 1" x 9' (2.77m x 2.74m) Double glazed window to the rear. Radiator. Coving. Serving hatch to the kitchen. Sliding glazed door leads to the Lounge.

KITCHEN/DINER

16' 5" x 9' 5 narrowing to 8' 10"" (5m x 2.87m) This cleverly extended kitchen is now a very good size with ample space for a table and chairs. Units at eye and base level with ample work surfaces over. Space and plumbing for a washing machine. Double glazed window to the rear. Double glazed door and window to the conservatory. Built in larder cupboard.

CONSERVATORY

19' 7" x 7' 5" (5.97m x 2.26m) With double glazed French doors leading to the rear garden.

LANDING

Access to the loft. Double glazed window to the side. Coving.

BEDROOM ONE





14' x 11' 3" (4.27m x 3.43m) Double glazed window to the front. Radiator. Coving. Built in wardrobes and central dressing table unit.

BEDROOM TWO

10' 6" x 8' 11" (3.2m x 2.72m) Double glazed window to the rear. Radiator. Coving. Built in wardrobe and bed recess.

BEDROOM THREE

7' 7" x 7' 5" (2.31m x 2.26m) Double glazed window to the front. Radiator. Coving.

BATHROOM

2 piece suite comprising a pedestal wash hand basin and panelled bath. Obscure double glazed window to the rear. Airing cupboard. Radiator. Fully tiled to all visible walls.

WC

With a low level wc in white. Double glazed obscure window to the rear.

GARAGE

At the side with a personal door to the rear.

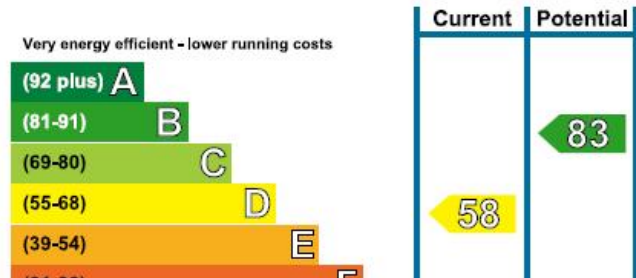
LARGE REAR GARDEN

This very good size irregular shaped rear garden is well established with plenty of trees and shrubs. Lawns. Shed and greenhouse. Vegetable plot area. Side access to the front. Outside water supply. Concrete patio with steps leading down to the lawn.





Energy Efficiency Rating



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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