

stuart
thomas

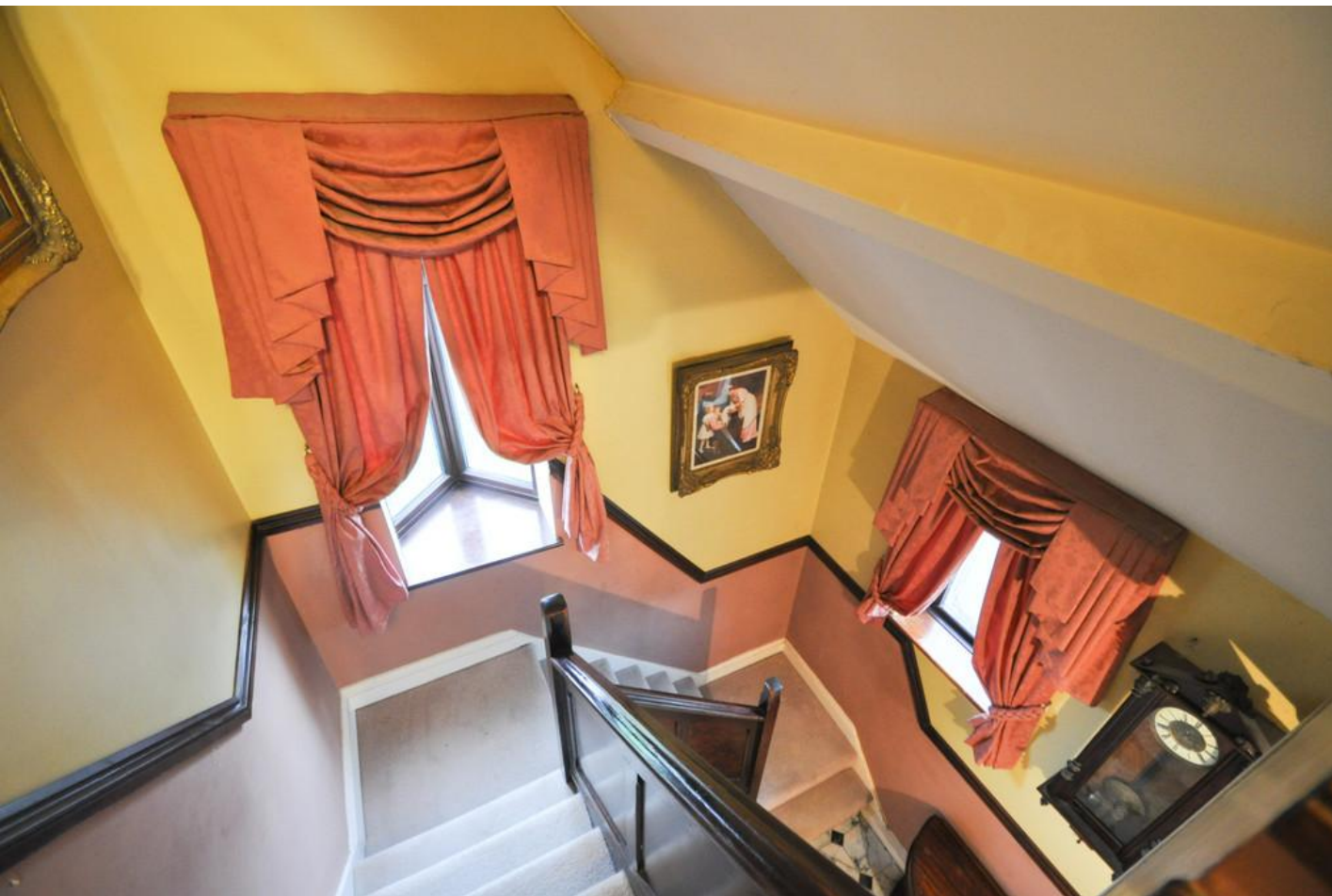


- CHARACTER FAMILY HOME
- GROUND FLOOR WET ROOM
- LARGE LOUNGE DINER
- DINING ROOM/BED 4
DOWNSTAIRS

12 Sheridan Avenue, Benfleet, SS7 1RD

Guide Price £410,000

A CHARACTER HOME in this SOUGHT AFTER CUL DE SAC LOCATION with EASY REACH OF THE KING JOHN SCHOOL. Backing on to a LOCAL PARK with a SOUND FACING REAR GARDEN this 3 bedroom family home offers GOOD SIZE ACCOMMODATION which has been EXTENDED TO THE REAR.



Property Description

ENTRANCE HALL

Entrance door and an adjacent window leads to the spacious entrance hall. Stairs lead to the first floor with a cupboard under. Double glazed window to the side. Double glazed oriel bay window to the front. Radiator.

WET ROOM

With a low level wc and wash hand basin. Shower. Obscure double glazed window to the side. Skylight window. Extractor fan.

LOUNGE/DINER

25' 9" x 10' 3" (7.85m x 3.12m) This good size room has a double glazed bay window to the front aspect. Coving. Dado rail. Two double radiators. French doors and adjacent windows lead to the dining room/4th bedroom. Two wall light points.

DINING ROOM/4TH BEDROOM

12' 7" x 8' 7" (3.84m x 2.62m) Double glazed French doors and adjacent windows lead to the rear garden. Wood flooring. Skylight window. Door leads to the:-



KITCHEN

12' narrowing to 9'6" x 8' 4" Fitted with a range of units at eye and base level with ample work surfaces over. One and a half bowl single drainer sink unit with an antique style mixer tap over. 4 ring gas hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine. Double glazed window to the side. Radiator. Door leads to the dining room. Concealed gas fired central heating boiler.

LANDING

Access to the loft. Airing cupboard housing the hot water



cylinder.

BEDROOM ONE

12' 11" x 10' 3" (3.94m x 3.12m) Double glazed window to the rear. Radiator. Fitted wardrobes with a recess for the bed and further wardrobes with a central chest of drawers.

BEDROOM TWO

11' 8" x 10' 2" (3.56m x 3.1m) Double glazed window to the front. Radiator. Coving.

BEDROOM THREE

8' 5" x 7' 8 plus recess" (2.57m x 2.34m) Double glazed window to the rear. Radiator. Coving.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. Obscure glazed window to the side. Radiator. Dado rail. Tiled floor and part tiled walls.

FRONT GARDEN

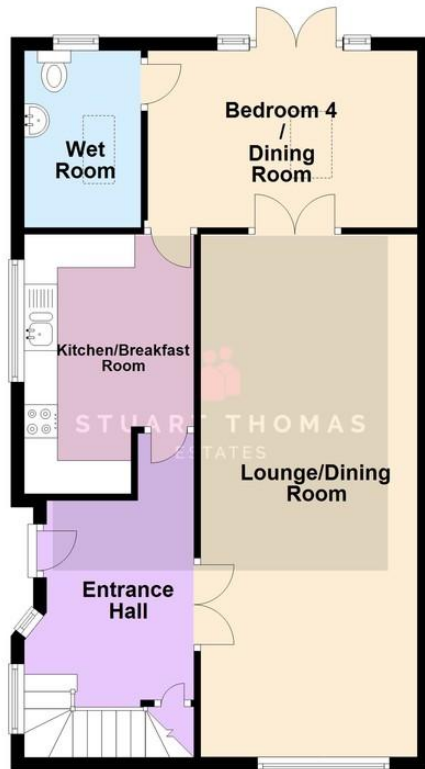
Laid to lawn and a driveway provides ample off street parking for several vehicles.

REAR GARDEN

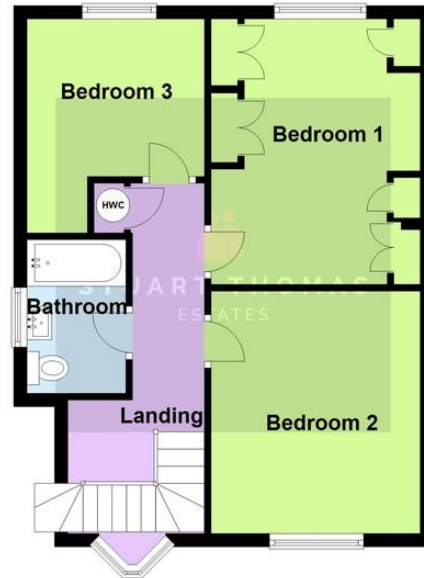
This SOUTH FACING rear garden backs on to the local park. There is screen fencing to the boundaries. Outside lighting and power. Summerhouse. Side access to the front. Part of the garage now provides outside storage with windows to the front and side and a personal door to the garden.



Ground Floor



First Floor



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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 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