



STUART THOMAS
ESTATES



- APPROX 2/3 ACRE PLOT
- INDOOR SWIMMING POOL 28ft x 14ft
- TENNIS COURT
- PLENTY OF PARKING

221 Hart Road, Benfleet, SS7 3UG

£1,200,000

Set well back from the road is this OUTSTANDING LARGE FAMILY HOME built in 1980. Set in approx 2/3 of an acre (unmeasured) with an INDOOR HEATED SWIMMING POOL and SAUNA there is also a TENNIS COURT! A MOST IMPRESSIVE ENTRANCE HALL and GALLERIED LANDING. Beautiful Lounge, Dining room, Second Living Room, FOUR DOUBLE BEDROOMS two with en suites, LARGE FAMILY BATHROOM and GAMES ROOM.



Property Description

IMPRESSIVE ENTRANCE HALL

18' 6" x 11' 8" (5.64m x 3.56m) Twin Oak doors lead to the most impressive entrance hall. Superb spindled staircase leads to the galleried landing. Two radiators. Two wall light points. Dado rail. Large walk in cloaks cupboard housing the gas fired central heating boiler. Karndeane wood effect flooring.

CLOAKROOM

Low level wc and wash hand basin. Obscure lead light window to the side. Radiator. Coving. Fully tiled to all visible walls.

LOUNGE

19' 10" x 19' 9" widening to 23' 6" (6.05m x 6.02m) This very attractive room has a feature fireplace with a gas coal effect fire. Two radiators. Lead light french doors lead to the rear garden. Coving, ceiling rose.

DINING ROOM

16' 6" x 11' 2" (5.03m x 3.4m) Lead light bay window to the front aspect. Radiator. Coving. Ceiling rose. Twin lead light doors lead to the kitchen.

SECOND LIVING ROOM

16' 7" x 11' 3" (5.05m x 3.43m) Lead light bay window to the front aspect. Double radiator. Two inset display niches. Feature fireplace with an electric coal effect fire. Coving. Ceiling rose.

KITCHEN/BREAKFAST ROOM

16' 2" x 14' 10" narrowing to 8' 1" (4.93m x 4.52m) This good size well fitted kitchen has a range of units at eye and base level with ample granite work surfaces over including a breakfast bar. One and a half bowl inset sink unit with a mixer tap over. Built in oven and microwave. Induction hob with an extractor cooker hood over. Integrated dishwasher. Karndeane flooring. Two lead light windows to the rear. Heated towel rail.

UTILITY ROOM

9' 11" x 8' (3.02m x 2.44m) Well fitted with a range of units and granite work surfaces. Space and plumbing for a washing machine





and tumble dryer. Door leads to the garage. Part glazed lead light stable door leads to the rear garden. Lead light window to the rear. Karndean flooring. Heated towel rail. Spiral staircase leads to the first floor games room.

GALLERIED LANDING

18' 7" x 11' 7" (5.66m x 3.53m) This superb area has a lead light window to the front aspect. Double airing cupboard. Coving. Ceiling rose.

MASTER BEDROOM

19' 9" x 14' 3" (6.02m x 4.34m) Built in wardrobes dressing table unit chest of drawers and bedside tables. Lead light window to the rear. Two radiators. Coving, two ceiling roses. Door leads to the :-

EN SUITE

3 piece suite comprising a low level wc pedestal wash hand basin and corner shower with body jets. Radiator. Obscure lead light window to the side. Fully tiled to all visible walls. Coving.

BEDROOM TWO

14' 8" x 11' 4" (4.47m x 3.45m) Lead light window to the front. Radiator. Coving. Door leads to the :-

EN SUITE

Low level wc wash hand basin and corner shower with body jets. Extractor fan. Fully tiled to all visible walls.

BEDROOM THREE

11' 5" x 11' 4" widening to 14'6" " (3.48m x 3.45m) Leadlight window to the front. Double radiator. Coving.

BEDROOM FOUR

11' 10" widening to 14'11" " x 10' 0" (3.61m x 3.05m) Lead light window to the rear. Radiator, coving.

GAMES ROOM

26' 4" x 11' 4" (8.03m x 3.45m) Lead light windows to the front side and rear. Two radiators. Beams to the walls and ceiling. Drinks bar and basin. Three wall light points.





FAMILY BATHROOM

10' 9" x 10' 4" (3.28m x 3.15m) This good size family bathroom has a 4 piece suite comprising a low level wc pedestal wash hand basin panelled bath and large shower cubide. Obscure lead light window to the rear. Heated towel rail. Fully tiled to all visible walls. Coving.

GARAGE

18' 1" x 14' (5.51m x 4.27m) Larger than average garage with an electric up and over door. Personal door leads to the utility room. Tiled floor.

FRONT GARDEN

In and out driveway which is block paved and provides parking for several vehicles. Raised lawn area and borders. Twin gates lead to the rear garden.

REAR GARDEN

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