



STUART THOMAS  
ESTATES



9 Hall Crescent, Benfleet, SS7 2QW

£650,000

- STUNNING FAMILY HOME
- FOUR BEDROOMS
- SUPERBLY FITTED KITCHEN/DINER
- FORMAL LOUNGE

This is a home that has been carefully reimagined to combine design, space, and everyday functionality in equal measure. Every room has its own identity, yet the house flows effortlessly as a complete, cohesive living space.

Set across three floors, this impressive four-bedroom property offers light-filled interiors, versatile accommodation, and a layout that adapts easily to modern family life, entertaining, and working from home.



## Property Description

### ENTRANCE HALL

Composite entrance door with a glazed panel leads to the spacious entrance hall. Built in feature storage cupboard. Double glazed obscure window to the side. Feature painted beams to one wall. Picture rail. Stairs to the first floor with a cupboard under. Built in storage cupboard with a double glazed window to the side. Feature wood effect flooring.

### SHOWER ROOM

A beautifully finished ground floor shower room adds valuable flexibility and convenience.

With a walk in shower with contrasting tiling. Low level wc with a concealed cistern. Feature coloured hand wash basin on a feature stand with cupboards under. Heated towel rail. Wood effect flooring. Extractor fan. Inset ceiling spotlights and pendant lighting.

### LOUNGE

The front reception room is a calm and elegant formal living space, framed by a large bay window that draws in natural light and enhances its sense of proportion

### LIVING ROOM/KITCHEN/DINER

To the rear, the house opens into a stunning open-plan kitchen, dining and living space. A large roof lantern, alongside expansive glazing and French doors, floods the room with natural light throughout the day, creating a bright and sociable environment at the heart of the home.

The kitchen is comprehensively fitted with considered design and quality finishes, seamlessly integrated into the wider living space.

Superbly fitted and beautifully curated room with a range of units at base level and ample marble work surfaces over. Feature pop-up extractor cooker hood. Space for a range cooker. Built-in wine fridge and pull-out bin store. Integrated dishwasher. Twin bowl Belfast sink with mixer tap over.

Double glazed window to the rear and three high level double glazed windows to the side provide excellent natural light, along with a large roof lantern. Vertical radiator. Double glazed French doors lead to the rear garden.

Herringbone wood effect flooring and ceramic tiling to part of one wall complete this stylish and contemporary space.

### UTILITY ROOM

A separate utility room provides excellent day-to-day practicality while keeping the main living areas uncluttered.

Off the kitchen with units at eye and base level with wood work surfaces over.





Space and plumbing for a washing machine. Belfast sink with a spray mixer tap over. Space for a fridge freezer. Double glazed obscure window to the side. Herringbone wood effect flooring.

#### FIRST FLOOR

The first floor is both practical and unexpectedly spacious in its layout. The main landing provides access to two bedrooms and the family bathroom, while a second staircase leads to the top floor.

#### FIRST FLOOR LANDING/STUDY AREA

Set just off the landing, and open-plan in design, is a substantial home working area - comparable in size to a small bedroom and enhanced by dual-aspect windows. This creates a bright, dedicated workspace that feels connected to the home while remaining clearly defined.

Double glazed obscure window to the side. Radiator. Ample space for a study desk. Double glazed windows to the front and side. High level storage cupboards. Power points. Stairs lead to the second floor.

#### BEDROOM ONE

The principal bedroom is positioned to the front and features a large bay window, echoing the elegance of the living room below.

Radiator. Picture rail. Wood effect flooring.

#### BEDROOM TWO

The additional bedroom on this floor is well-proportioned and versatile, ideal for family, guests, or flexible use.

Double glazed window to the rear. Radiator. Built in wardrobe cupboards. Picture rail.

#### FAMILY BATHROOM

The main bathroom is stylishly finished with bespoke-inspired fittings and a calm, contemporary feel.

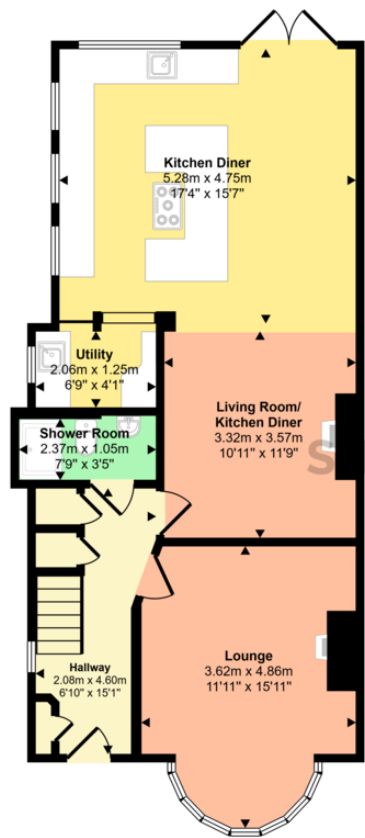
Low level w/c circular hand wash basin with a mixer tap on a feature stand with drawers under. Heated towel rail. Panelled bath with a pop up waster and mixer taps. Obscure double glazed windows to the rear and side. Inset ceiling spotlights. Herringbone flooring. Feature storage cupboard housing the gas fired combi central heating boiler. Extractor fan.

#### SECOND FLOOR

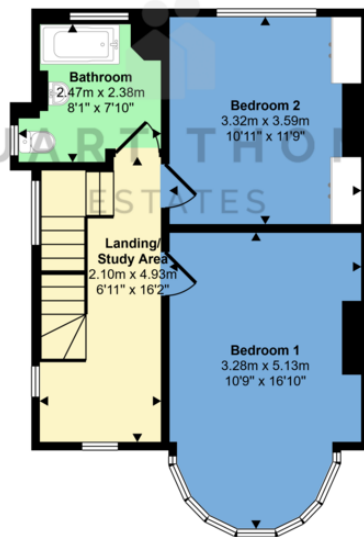
The top floor provides two further bedrooms, along with a contemporary shower room. This level works perfectly for older children, guests, or an additional workspace depending on lifestyle needs.



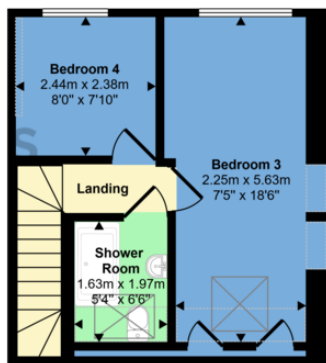
Approx Gross Internal Area  
144 sq m / 1555 sq ft



Ground Floor  
Approx 69 sq m / 739 sq ft



First Floor  
Approx 44 sq m / 476 sq ft



Second Floor  
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**BEDROOM THREE**

Skylight window to the front. Double glazed window to the rear. Access to eaves storage. Inset ceiling spotlights. Wood effect herringbone flooring. Radiator.

**BEDROOM FOUR**

Double glazed window to the rear. Radiator.

**SHOWER ROOM**

Low level wc and a vanity hand wash basin. Large walk in shower with contrasting tiling. Skylight window to the front. Heated towel rail. Tiled flooring. Inset ceiling spotlights.

**FRONT GARDEN**

To the front, the property offers ample off-street parking for multiple vehicles.

**REAR GARDEN**

The rear garden is a standout feature, extending to over 60ft and thoughtfully arranged into distinct zones that create both function and atmosphere.

At the heart of the garden are three versatile outbuildings, currently arranged as:

- \* A large garden room configured as a bar, lounge and workspace - ideal for entertaining or relaxed social living
- \* A separate garden room fully equipped as a private gym
- \* A smaller outbuilding used as a practical workshop and additional storage space

Together, they create a highly flexible outdoor environment that significantly extends the usable space of the home.

**GENERAL**

Tenure Free hold  
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