



STUART THOMAS  
ESTATES



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- PANORAMIC VIEWS
- SUBSTANTIAL ACCOMMODATION
- SOUTH FACING REAR GARDEN
- SET OVER 3 FLOORS

60 St. Marys Road, Benfleet, SS7 1NN

Guide Price £1,200,000

Rarely available in this HIGHLY SOUGHT AFTER LOCATION is this SUBSTANTIAL 6 BEDROOM DETACHED PROPERTY set over 3 floors offering PANORAMIC VIEWS across BENFLEET CREEK and over to the THAMES ESTUARY.



## Property Description

### ENTRANCE LOBBY

Entrance door with a glazed inset and an adjacent double glazed lead light window leads to the entrance lobby. Double glazed lead light window to the side. A further part glazed door and adjacent window leads to the:-

### ENTRANCE HALL

This good size entrance hall has a staircase leading to the first floor. Two radiators. Coving. Tiled floor. Thermostat for the central heating.

### CLOAKROOM

Low level WC with a concealed cistern. Hand wash basin. Obscure lead light double glazed window to the side. Half tiled to visible walls. Dado rail. Radiator. Coving.

### LOUNGE

This particularly good size room has a large feature red brick fireplace with a wooden inset beam and large wood burning stove. Four wall light points. Coving. Two ceiling roses. Twin glazed doors lead to the sun room. Lead light double glazed window to the front.

### DINING ROOM

Another large room with a lead light glazed door and adjacent windows leading to the rear garden. Two radiators. Four wall light points. Dado rail. Door leads to the kitchen.



### KITCHEN/BREAKFAST ROOM

Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer one and a half bowl sink unit with an antique style mixer tap over. Space and plumbing for a dishwasher. Five ring gas hob with an extractor cooker hood over and a built under oven. Lead light double glazed French doors and adjacent windows leads to the rear garden. Inset ceiling spotlights. Door to the side. Lead light window to the side. Radiator.

### SUN ROOM

Lead light doors with adjacent windows lead to the rear garden. Lead light window to the side. Coving. Tiled floor. Wall light



point.

#### UTILITY ROOM

With a Belfast sink. Space and plumbing for a washing machine and tumble dryer. Gas fired central heating boiler. Lead light double glazed obscure window to the side. Door leads to the:-

#### GAMES ROOM

Originally the double garage with panelling to the lower half of the walls. Cupboard housing the electric meters. Inset ceiling spotlights.

#### LANDING

Stairs lead to the second floor. Coving. Two wall light points.

#### MASTER BEDROOM

This substantial room has french doors with a juliette balcony offering panoramic views towards the Thames Estuary. Lead light window to the side. Twin doors lead to the DRESSING ROOM housing a range of fitted wardrobes and a lead light window to the rear. Radiator. A further door leads to the SECOND DRESSING ROOM with sliding door wardrobes and a lead light double glazed window to the front. Radiator.

#### EN SUITE

Well fitted with a low level wc and vanity hand wash basin with a mixer tap. Walk in shower and screen. Obscure lead light double glazed window to the front. Fully tiled to all visible walls and floor. Heated towel rail. Inset ceiling spotlights.

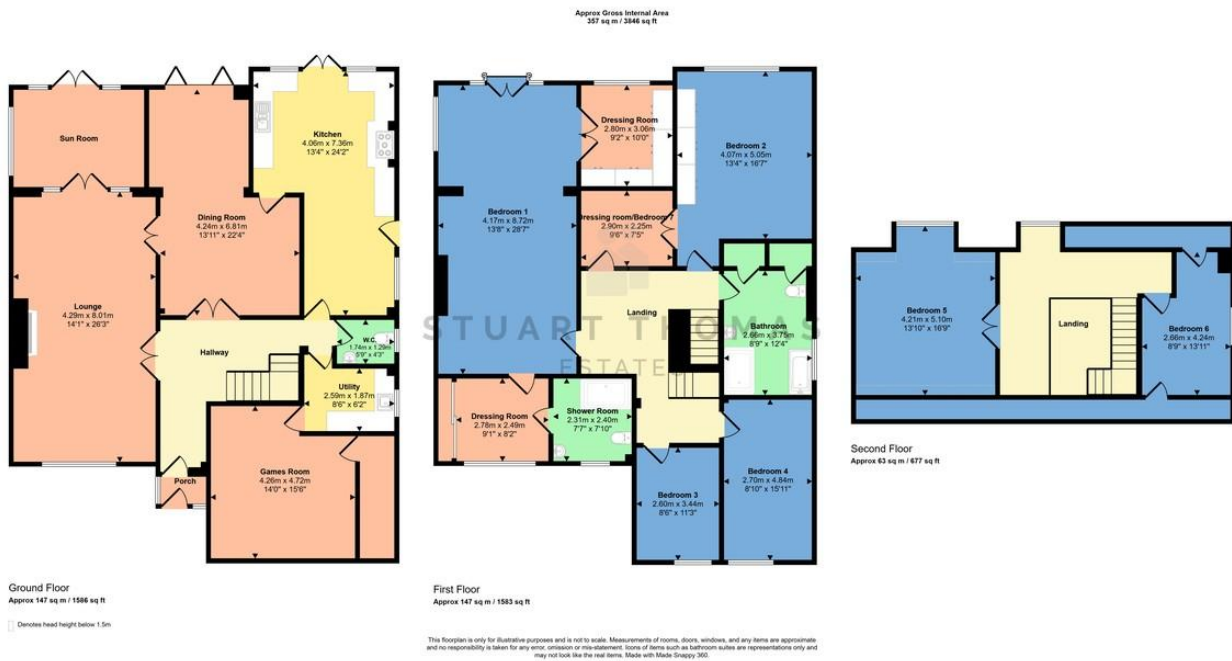
#### BEDROOM TWO

Lead light window to the rear. Fitted wardrobes to one wall. Dado rail. Coving. Double radiator. Inset ceiling spotlights. Twin doors lead to the dressing room/7th bedroom. Dado rail. Coving. Door leads to the landing.

#### BEDROOM THREE

Lead light double glazed window to the front. Dado rail. Coving. Double radiator.





**BEDROOM FOUR**

Lead light double glazed window to the front. Coving. Dado rail. Radiator.

**FAMILY BATHROOM**

This large family bathroom has a 4 piece white suite comprising a low level wc with a concealed cistern, vanity hand wash basin, panelled bath and a large walk in shower. Airing cupboard housing the hot water cylinder. Large storage cupboard. Obscure lead light window to the side. Heated towel rail. Fully tiled to all visible walls and floor.

**SECOND FLOOR LANDING**

Lead light window to the rear offering spectacular views.

**BEDROOM FIVE**

Lead light window to the rear offering spectacular views. Double radiator. Twin doors lead to the landing.

**BEDROOM SIX**

Lead light window to the side. Access to the eaves. Radiator.

**REAR GARDEN**

South facing and offering the most spectacular panoramic views across Benfleet Creek towards the Thames Estuary. Paved patio. Lawn. Side access at either side of the property to the front. Established borders. Outside lighting. Water supply.

**GENERAL**

Tenure Freehold  
Castle Point Borough Council  
Council Tax Band H

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 63 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 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