

stuart  
thomas



- WALKING DISTANCE BENFLEET STATION
- STUNNING KITCHEN/FAMILY ROOM
- GLOSS UNITS AND INTEGRATED APPLIANCES

22 Wincoat Drive, Benfleet, SS7 5AH

Looking for that PERFECT HOME? Live on one level in this FANTASTIC DETACHED BUNGALOW with the most STUNNING KITCHEN/FAMILY ROOM WITH DOORS LEADING TO THE GARDEN. Newly refurbished with new windows and carpets throughout. Be quick to view this one

Guide Price £425,000



## Property Description

### ENTRANCE HALL

Contemporary style entrance door leads to the spacious entrance hall. Coving. Built in storage cupboard. Coving. Ceiling spotlights.

### LOUNGE

16' 10" x 11' 6" (5.13m x 3.51m) This attractive room has a double glazed window to the front aspect. Coving. Ceiling spotlights. Radiator. Double doors lead to the:-

### KITCHEN/FAMILY ROOM

22' 5" x 12' 4" (6.83m x 3.76m) This stunning room across the rear of the property is beautifully fitted with a range of gloss white units at eye and base level with SOLID OAK work surfaces. One and three quarter bowl sink unit with mixer taps over. A range of integrated appliances include a dishwasher, washing machine oven hob and extractor cooker hood along with a fridge and freezer. Central island unit with solid oak work surface. Newly fitted concealed gas fired central heating boiler. Wide double glazed French doors lead to the rear garden. Double glazed window to the rear. Ceiling spotlights.



### BEDROOM ONE

13' 1" x 12' 3" (3.99m x 3.73m) With a double glazed bay window to the front aspect. Radiator. Coving. Built in wardrobe cupboard.

### BEDROOM TWO

12' 1" x 6' 10" (3.68m x 2.08m) Double glazed window to the side. Radiator. Coving. High level electric consumer unit.

### BEDROOM THREE

8' 9" x 5' 5" (2.67m x 1.65m) Double glazed window to the



22  
Wincoat Drive



side. Radiator. Coving. Access to the loft.

#### LUXURY BATHROOM

With a newly installed three piece white suite comprising a low level wc vanity wash hand basin with cupboards under and panelled bath with mixer taps. Shower screen and large independent tower shower over the bath with a fixed and hand held shower head. Heated towel rail. Tiled floor .Double glazed obscure window to the side.

#### FRONT GARDEN

Newly blocked paved in a contemporary grey colour providing ample off street parking.

#### REAR GARDEN

Approximately 35' deep relatively unoverlooked laid to lawn with some decking. Outside lighting and water supply. Side access to the front.



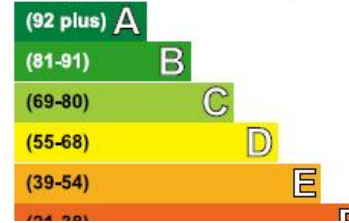
### Ground Floor

Approx. 84.9 sq. metres (914.1 sq. feet)



### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	87
65	

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

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