



STUART THOMAS  
ESTATES



- DETACHED CHALET BUNGALOW
- KING JOHN CATCHMENT
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO A13 & LOCAL BUS ROUTES

49 Shipwrights Drive, Benfleet, Essex , SS7 1RW

Guide Price £450,000

GUIDE PRICE £495,000 - £515,000 A lovely THREE bedroom detached chalet bungalow situated in a great location just a short walk from local shops, King John School and close to local bus routes. The property has a large conservatory perfect for entertaining with French doors leading to the garden & patio area. Generous off street parking to the front of the property. Viewings strongly advised.





## Property Description

### AGENTS NOTE

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### PORCH

Part tiled porch.

### HALLWAY

A spacious hallway with a cupboard housing the water cylinder. Carpet, radiator.

### LOUNGE

Double glazed bay window to front. Feature fireplace with a feature electric fire. Two windows to side. Carpet. Radiator.

### KITCHEN

Range of units at eye and base level with wood effect work surfaces. White one and a half bowl sink with drainer. Double glazed window to the side. Cupboard housing gas fired central heating boiler. Space for dishwasher. CLASSIC RANGE MASTER COOKER with extractor cooker hood. Part tiled. Vinyl flooring. Leading to:

### CONSERVATORY

Beautiful conservatory perfect for entertaining family and friends. Three skylight windows providing plenty of daylight. Double glazed windows with fully fitted blinds. Smooth plastered ceilings with spotlights.







#### BATHROOM

Three piece suite comprising of bath with electric shower over, close coupled WC and wash hand basin with mixer tap over inset to vanity unit. Obscure window to side. Fully tiled to all visible walls. vinyl flooring.

#### BEDROOM

Currently being used as the master bedroom with double glazed window to front, carpet, radiator.

#### BEDROOM THREE

Currently being used as an office is this third bedroom with window to side, carpet, radiator and fitted shelves to wall.

#### SNUG

Relax in this cosy snug area with stairs and wooden balustrade leading to first floor accommodation.

#### LANDING AREA

The upstairs offers private space, a great place to work, relax or sleep. Either side of the landing leads to both the shower room and bedroom.

#### BEDROOM (UPSTAIRS)

A relaxing double bedroom overlooking the garden. Carpet. Radiator. Double glazed window.

#### SHOWER ROOM

Shower cubicle with an electric shower. Sink with vanity unit and mixer tap. Close coupled WC. Vinyl flooring. Velux window. Radiator. Smooth ceiling with spotlights. Chrome towel rail.



Approx Gross Internal Area  
122 sq m / 1309 sq ft



First Floor

#### REAR GARDEN

A lovely and well maintained rear garden with patio paved area following round to the side of the property with access to garage and gate to front. Relax in the beautiful Arbour bench. Decking area making the most of the summer months. The garage and shed both have electric and plenty of storage.

#### FRONT GARDEN

Generous block paved driveway for ample off street parking provided via blocked paved driveway with access to side gate. Edged with shrub borders.

#### GENERAL

Tenure Freehold

Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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