



- LARGE GARDEN
- 4 DOUBLE BEDROOMS
- THE APPLETON SCHOOL CATCHMENT
- WALKING DISTANCE TO TARPOTS SHOPPING FACILITIES

3 London Road, Benfleet, Essex, SS7 5TN

Guide Price £450,000 - £475,000

Well appointed 4 bedroom link detached house located in a convenient location for both the A13 and A127 as well as local bus routes. The property is within walking distance of Tarpots shopping facilities and has a fantastic rear garden with summerho use.



## Property Description

### PORCH

Entrance via composite front door with lead light effect glass with an adjacent floor to ceiling window as well as an additional floor to ceiling window to the side both with obscure glass. Door to hall.

### HALL

Understairs cupboard housing combi boiler. Radiator. Light wood effect laminate flooring. Smooth plastered ceiling with spotlights. Stairs to first floor.

### SHOWER ROOM

Ground floor walk in shower with mains shower. Hand wash basin in white gloss vanity unit. Close coupled WC. Light wood effect laminate flooring. Smooth plastered ceiling with spotlights. Double glazed window to the side with obscure glass.

### LOUNGE

A lovely sized room with access to the garden via a fully glazed door. Radiator. Smooth plastered ceiling. Carpet. Double glazed window to rear. Mitsubishi air conditioning unit.

### DINING ROOM

Originally the garage a fantastic dining room has been created with additional white gloss units to one end with solid wood work surfaces over and modern tiled splash back. Light wood effect laminate flooring. Radiator. Smooth plastered ceiling with spotlights. Externally a working garage door remains.

### KITCHEN

The kitchen comprises of a range of modern eye and base level white gloss units with wrapped solid wood work surfaces over, sink and modern tiled splashback. Range cooker with electric oven and 5 burner gas hob over with a stainless steel splash back and black extractor fan. Plumbing for washing machine and dishwasher as well as space for tumble drier and fridge/freezer. Double glazed window to front. Half glazed door with obscure glass to side. Wood effect laminate flooring.





#### LANDING

An airy and light landing with a double glazed window with obscure glass to the side. Access to loft via a pull down ladder which is partially boarded with a light. Wood effect laminate flooring. Smooth plastered ceiling with spotlights.

#### BEDROOM ONE

The room benefits from a vent for an air conditioning unit. Double glazed window with Georgian effect to the front. Carpet. Radiator. Mitsubishi air conditioning unit.

#### BEDROOM TWO

A double bedroom with a double glazed window to the front with Georgian effect. Carpet. Radiator.

#### BEDROOM THREE

A third double bedroom with double glazed window with Georgian effect to the rear. Radiator. Light wood effect laminate flooring.

#### BEDROOM FOUR

With a built in cupboard the fourth bedroom can accommodate a double bed if required. Double glazed window with Georgian effect to the rear. Radiator. Wood effect laminate flooring.

#### BATHROOM

The bathroom comprises of a 3 piece suite. Bath with telephone mixer tap, hand wash basin in white gloss vanity unit and close coupled WC. Tiled to all visible walls. Double glazed window to the side with obscure glass. Built in storage cupboard. Marble effect wooden flooring.

#### FRONT GARDEN

Hard standing with off street parking. Personal side access to the garden.

#### REAR GARDEN

Approximately 65 foot (unmeasured) the rear garden commences with a paved area with inset artificial grass. The remainder is laid to lawn with raised flower beds. To the rear of the garden is a large summerhouse with power and electric which incorporates a shed



Approx Gross Internal Area  
102 sq m / 1098 sq ft



area. Side access to the front.

AGENTS NOTES

The house has a burglar alarm and CCTV to remain.

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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