



STUART THOMAS
ESTATES



- FOUR BEDROOMS
- LARGE SOUTH FACING GARDEN
- WALKING DISTANCE KING JOHN SCHOOL
- SUPERB KITCHEN/FAMILY ROOM

10 Cross Road, Benfleet, Essex , SS7 1RP

£475,000

Within WALKING DISTANCE OF KING JOHN SCHOOL is this FOUR BEDROOM SEMI DETACHED with a SOUTH FACING GARDEN. Superb KITCHEN/FAMILY ROOM, Shower Room and Family Bathroom. Large GARDEN CABIN/BAR ROOM.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed panels leads to the entrance hall. Coving. Wood effect flooring. Stairs to the first floor with a cupboard under.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity wash basin and double shower. Heated towel rail. Extractor fan. Inset ceiling spotlights.

LOUNGE

Double glazed lead light bay window to the front aspect. Wood effect flooring. Double radiator. Coving.

KITCHEN/FAMILY ROOM

This superb room at the rear of the property has Bi Fold doors leading to the SOUTH FACING rear garden. The kitchen area is fitted with a range of white gloss units at eye and base level with ample wood work surfaces over. One and a half bowl single drainer sink unit with a mixer tap. Double glazed window to the rear. Central Island Unit with a 5 ring gas hob. Integrated dishwasher.



UTILITY ROOM

Double glazed door to the side. Double glazed window to the rear. Wall mounted gas fired central heating boiler. Base units with work surfaces over and an inset single drainer sink unit. Space and plumbing for a washing machine and tumble dryer. Radiator.

BEDROOM ONE GROUND FLOOR

Lead light double glazed bay window to the front aspect. Double radiator.



BEDROOM TWO

Double glazed window to the rear. Radiator. Inset ceiling spotlights. Shelving to the recess.

BEDROOM THREE

Skylight window to the front. Access to the eaves. Built in cupboards. Radiator.

BEDROOM FOUR

Skylight window to the front. Radiator. Inset ceiling spotlights.



BATHROOM

Low level WC. Hand wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the rear. Heated towel rail. Extractor fan.

GARAGE

Approached via a shared driveway with an up and over door. Personal door to the side.

OFF STREET PARKING

To the front of the property.

REAR GARDEN

This SOUTH FACING REAR GARDEN is laid to lawn with screen fencing. Patio. Two garden sheds. Side access to the front. External water supply.

CABIN/BAR ROOM

At the bottom of the garden this superb outbuilding could be used for a variety of uses. Built in drinks bar and a WC and wash basin.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax band C

Approx Gross Internal Area
126 sq m / 1352 sq ft

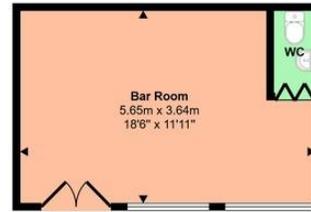


Ground Floor
Approx 68 sq m / 733 sq ft

Denotes head height below 1.5m



First Floor
Approx 37 sq m / 394 sq ft



Bar
Approx 21 sq m / 225 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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 are 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