



STUART THOMAS  
ESTATES



- POTENTIAL BUILDING SITE (stp)
- POPULAR LOCATION
- WALKING DISTANCE BENFLEET STATION
- APPROX 100' DEEP X 60' WIDE PLOT

## 19 Hillside Road, Benfleet, SS7 1JR

ATTENTION DEVELOPERS. POTENTIAL BUILDING PLOT (subject to planning). This DETACHED THREE BEDROOM PROPERTY stands on a plot measuring approx 100' deep x 60' wide. Having spoken with a local architect we understand it may be possible to obtain planning consent to build 2 x 4 bedroom properties on the site (stp).

Guide Price £725,000



## Property Description

### ENTRANCE HALL

15 light entrance door leads to the entrance hall. Secondary double glazed window to the side. Radiator. Stairs lead to the first floor with a cupboard under. High level meter cupboard.

### LOUNGE

14' 1" x 13' 1" (4.3 into the baym x 4.0m) With a secondary double glazed bay window to the front aspect. Two stained glass windows to the side. ( Please note the vendors for sentimental reasons would like to retain these windows. They will replace them with standard windows at their own cost) Fireplace with a gas fire and back boiler. Double radiator. Twin glazed doors and side screens lead to the:-

### DINING ROOM

10' 9" x 10' 9" (3.3m x 3.3m) Secondary double glazed window to the side. Sliding patio doors lead to the rear garden. Double radiator.

### KITCHEN

10' 5" x 8' 10" (3.2m x 2.7m) Units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit. 3/4 glazed door leads to the rear garden. Window to the side. Radiator.

### LANDING

Access to the loft. Secondary double glazed window to the side. Cupboard housing the hot water cylinder.

### BEDROOM ONE

14' 1" x 11' 9" (4.3 into the baym x 3.6m) Bay window to the front. Double radiator.





#### BEDROOM TWO

10' 9" x 10' 5" (3.3m x 3.2m) Secondary double glazed window to the rear. Radiator.

#### BEDROOM THREE

7' 10" x 7' 10" (2.4m x 2.4 max L shaped m) Secondary double glazed window to the front. Radiator. Built in wardrobe cupboard.

#### WC

Low level wc. Half tiled in ceramics. Secondary double glazed obscure window to the rear.

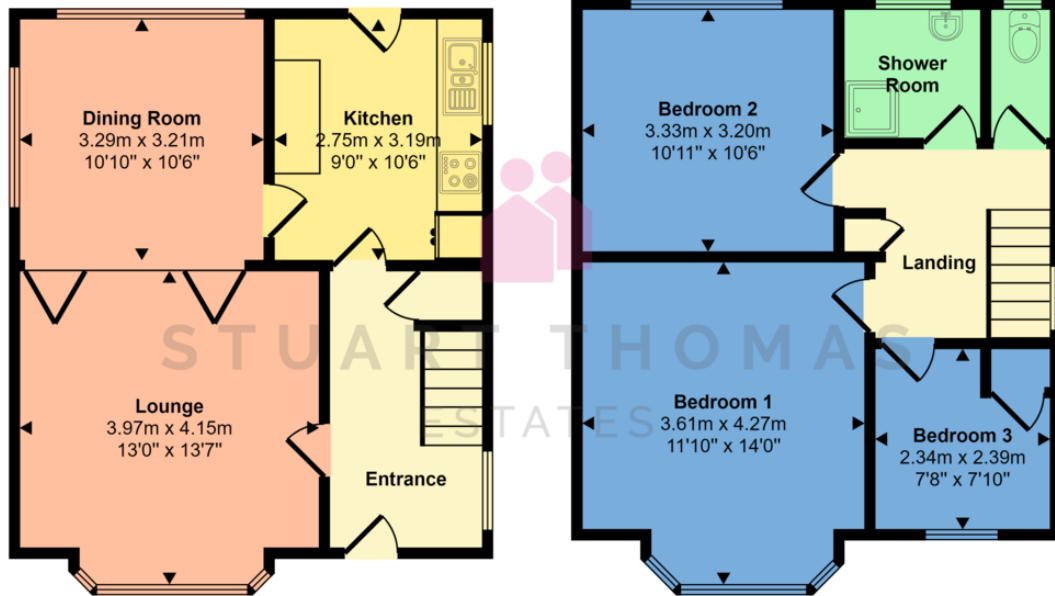


#### SHOWER ROOM

This good size shower room has a shower tray and pedestal wash hand basin. Obscure glazed window to the rear. Radiator.

#### GARDEN

This good size plot measures approximately 100' deep x 60' wide. Laid to lawn with a garden shed. Screen fencing to the boundaries.



Ground Floor

First Floor

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		85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		