



STUART THOMAS
ESTATES



- 2 DOUBLE BEDROOMS
- GENEROUS DUAL ASPECT LOUNGE/DINER
- DELIGHTFUL MATURE REAR GARDEN

211 Kiln Road, Benfleet, SS7 1SJ

Guide Price £500,000

VIEWING RECOMMENDED of this spacious 2 double bedroom detached bungalow on a generous plot within walking distance of local shops and with easy access to the A13, local bus routes as well as the A127. Externally there is a mature rear garden and to the front an in and out driveway with evergreen trees providing privacy.



Property Description

GENERAL

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PORCH

Entrance is via a modern composite door into a welcoming porch with cupboards housing the electric and gas meters. Double glazed lead light window to the front. Radiator. Solid wood oak flooring. Multi glazed door leading to:

HALL

13' 0" x 7' 05" (3.96m x 2.26m) Spacious hallway with the potential to utilise it in a variety of ways. Large double storage cupboard housing the timer for the heating and hot water with additional overhead cupboards. Access to the loft with a pull down loft ladder and light which is part boarded. Solid wood oak flooring. Radiator.

LOUNGE/DINER

29' 0" x 9' 11" (8.84m x 3.02m) This good sized double aspect room also benefits from a feature York stone fireplace with recessed log burner and slate hearth. Double glazed leadlight window to the front with double glazed patio door to the rear. Two semi circular lead light stained glass windows to the side. Newly fitted carpet. Hatch to kitchen.

KITCHEN

13' 10" x 8' 10" (4.22m x 2.69m) The kitchen comprises of a range of light wood effect eye and base level units with granite effect work surfaces over and a stainless steel sink.





Integrated eye level double electric oven. Electric hob with stainless steel splashback and chimney extractor. Space for fridge freezer. Plumbing for dishwasher. Window to rear with adjacent double glazed door leading to the lean to. Light wood effect laminate flooring.

LEAN TO

17' 0" x 4' 01" (5.18m x 1.24m) The lean to offers plumbing for a washing machine and a space for a tumble drier. Fully glazed obscure glass door leads to the rear garden with picture windows to the rear and side. Tiled flooring. Door to boiler room.

BOILER ROOM

Additional storage cupboards with granite effect work surface over. Space for under counter fridge. Wall mounted boiler. Tiled flooring.

BEDROOM ONE

13' 10" x 12' 02" (4.22m x 3.71m) The master bedroom has a range of wood effect wardrobes to 2 walls with additional low level built in cupboard. Window to the rear. The hot water tank is also housed within the fitted wardrobes. Light wood effect laminate flooring. Radiator.

BEDROOM TWO

11' 11 into the bay" x 11' 04" (3.63m x 3.45m) Another good sized double bedroom with a bow bay double glazed lead light window to the front. Picture rail. Radiator. Light oak effect laminate flooring.

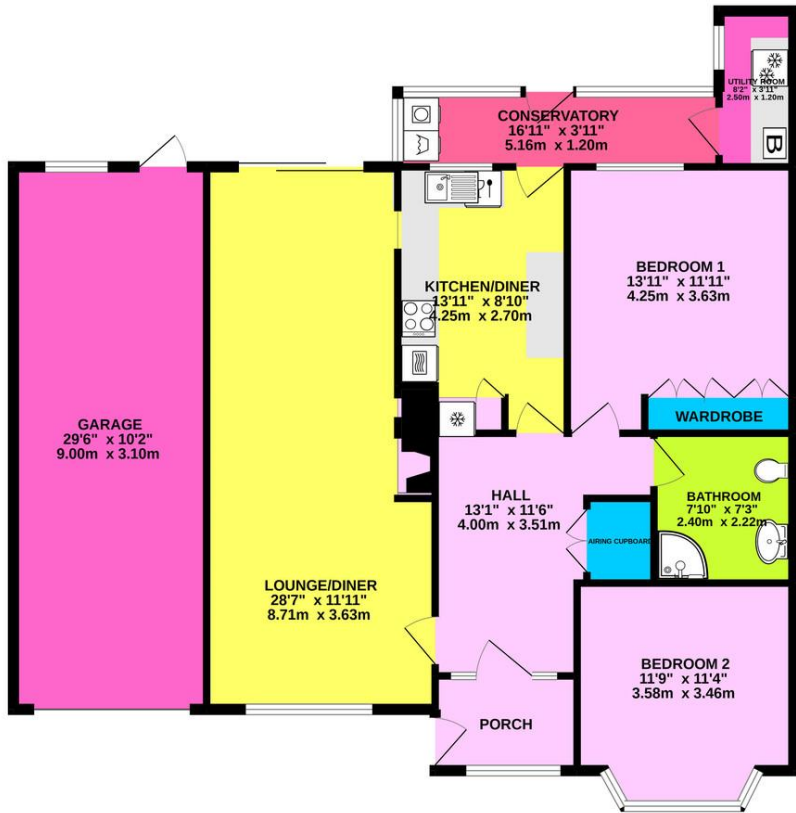
SHOWER ROOM

The shower room comprises a hand wash basin in a gloss vanity unit with plenty of storage, corner shower cubicle with sliding glass door and electric shower and a close coupled



GROUND FLOOR

1338 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WC. Tiling to all visible walls. Chrome heated towel rail as well as a radiator. Tiled flooring. 2 double glazed windows to the side with obscure glass.

GARAGE

29' 05" x 10' 01" (8.97m x 3.07m) An unusually long garage which spans the depth of the bungalow with an up and over door and power and lighting and a personal door to the rear garden. The garage original featured an inspection pit which has now been filled in but could be reinstated if desired.

FRONT GARDEN

The property offers off street parking for numerous vehicles via an in and out drive and there is a central established border with evergreen trees providing privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
 SS7 1QT

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

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