



STUART THOMAS  
ESTATES



- TWO GOOD SIZE BEDROOMS
- GARAGE IN A BLOCK
- FITTED KITCHEN
- LARGE LOUNGE/DINER

## 11 Kingsley Crescent, Benfleet, SS7 3TT

Guide Price £285,000

This well presented semi detached chalet with a GARAGE in a block opposite is being offered for sale with NO ONWARD CHAIN. To the ground floor is a good size Lounge/Diner fitted kitchen and useful room off the back of the Lounge. Upstairs are 2 good size bedrooms and the bathroom. Call now to view.



## Property Description

### ENTRANCE HALL

Double glazed entrance door and side screen leads to the entrance hall. Stairs to the first floor.

### LOUNGE/DINER

22' 5" x 12' 7" narrowing to 10' 1" (6.83m x 3.84m) This good size room has a double glazed window to the front. Feature fireplace with an electric fire. Illuminated display cabinet and two further matching units. Door leads to the second reception room.

### SECOND RECEPTION ROOM

11' 8" x 9' 8" (3.56m x 2.95m) Double glazed window to the rear.

### KITCHEN

11' 7" x 8' 8" (3.53m x 2.64m) Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Double glazed window to the rear and a double glazed door to the side. Chamber housing the gas fired warm air central heating system. Useful large storage cupboard.

### LANDING

Double glazed window to the side, access to the loft.

### BEDROOM ONE

15' 8" x 9' 7" (4.78m x 2.92m) This good size master bedroom has a large double glazed window to the front aspect. Eaves storage cupboard.

### BEDROOM TWO





10' 10" x 8' 9" (3.3m x 2.67m) Double glazed window to the rear.

#### BATHROOM

With a 3 piece suite comprising a low level wc panelled bath and pedestal wash hand basin. Obscure double glazed window to the rear. Fully tiled to all visible walls. Display recess to the bath area. Heated towel rail. Access to eaves.

#### GARAGE

In a block opposite with a red up and over door.



#### REAR GARDEN

South facing garden which is paved for ease of maintenance. Garden shed and screen fencing to the boundaries. Side access to the front. External water supply.



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