

stuart
thomas



- FOUR BEDROOMS
- 3 EN SUITES
- TWO DRESSING AREAS
- 21 KITCHEN/FAMILY ROOM

6 Glenmere Park Avenue, Benfleet, SS7 1SS

Guide Price £550,000

This FAMILY HOME has SO MUCH TO OFFER. Four good size bedrooms, three with EN SUITES, two dressing rooms, Lounge with WOOD BURNING STOVE, large DINING ROOM, 21' KITCHEN/FAMILY ROOM, UTILITY AREA and useful CLOAKROOM. WEST BACKING REAR GARDEN, GARAGE and PLENTY OF PARKING.



Property Description

ENTRANCE HALL

Entrance door with glazed insets and adjacent lead light stained glass side screens leads to the entrance hall. Feature tiled floor. Radiator. Some lower half of the walls wood panelled

CLOAKROOM

Low level wc. Radiator.

LOUNGE

19' 10" x 12' 6" narrowing to 10' 10" (6.05m x 3.81m) This very attractive room has a large INGLENOK style brick fireplace with a WOOD BURNING STOVE. Double glazed sash window to the front and two stained glass lead light windows to the side. Coving. 3 wall light points. Sliding doors lead to the:-

DINING ROOM

15' 9" x 12' (4.8m x 3.66m) This good size room has double glazed french doors with adjacent windows leading to the rear garden. Wood effect flooring. Two radiators. Coving. Two wall light points.

KITCHEN/FAMILY ROOM

21' 10" x 13' narrowing to 9' 11" (6.65m x 3.96m) This superb space is ideal for socialising. There is a range of units at eye and base level with ample work surfaces over. Space for a range cooker with an extractor cooker hood above. Single drainer stainless steel sink unit with a mixer tap over. Double glazed lead light window to the side. Wood effect flooring. Feature recess. Double glazed obscure window to the side. Double radiator. Understairs storage cupboard. Door leads to the :-

UTILITY AREA

This useful space has a work surface with a circular sink unit and mixer tap. Space and plumbing for a washing machine. Double glazed door to the front. Door leads to the garage and cloakroom.

LANDING

Lead light double glazed window to the side. Radiator. Airing cupboard.





MASTER BEDROOM

16' 9" x 12' (5.11m x 3.66m) This good size master bedroom has two lead light double glazed window to the rear. Two radiators.

DRESSING ROOM

Accessed from the landing with built in wardrobes and further storage. Obscure lead light window to the side. Door leads to the bathroom.

EN SUITE BATHROOM

Low level wc and a vanity wash hand basin with a cupboard under and a double ended bath with a mixer tap and shower attachment. Lead light obscure double glazed window to the rear. Extractor fan. Double radiator.

BEDROOM TWO

14' 8" x 9' 1" (4.47m x 2.77m) Double glazed sash window to the front aspect. Double radiator.

BEDROOM THREE

11' 4" x 10' 6" (3.45m x 3.2m) Georgian style sash window to the front. Double radiator. Open plan to the :-

DRESSING ROOM

6' 1" x 4' 10" (1.85m x 1.47m) Door leads to the :-

EN SUITE

Wash hand basin with cupboards under and a shower cubicle. Skylight window. Some ceramic tiling.

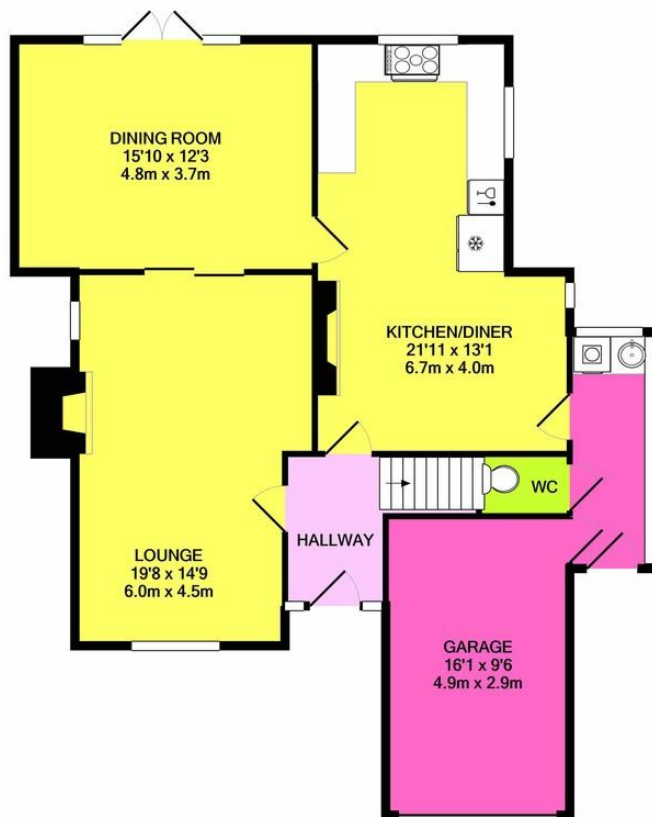
BEDROOM FOUR

12' 5" narrowing to 9'3" " x 8' 10" (3.78m x 2.69m) Two skylight windows to the side. Radiator. Door leads to the :-

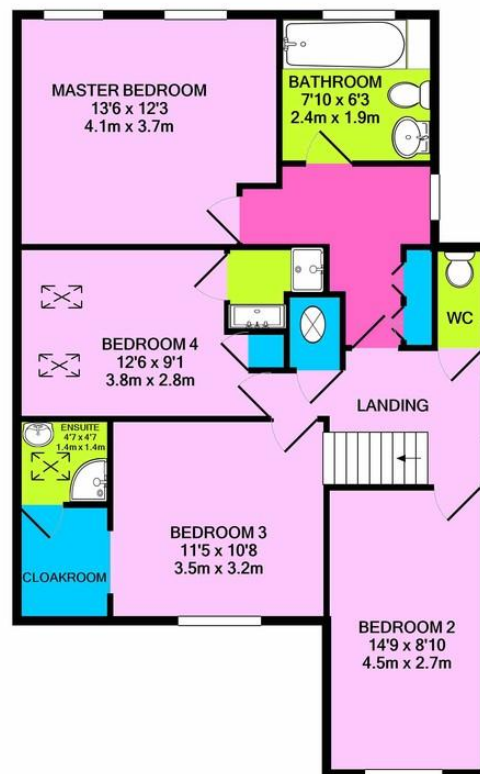
EN SUITE

Shower and wash hand basin with cupboards under.





GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ.FT.
(90.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 826 SQ.FT.
(76.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (166.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

With a low level wc and wash hand basin. Double glazed obscure window to the side. Radiator.

GARAGE

Integral with double wooden doors. Personal door leads to the utility area.

FRONT GARDEN

Mainly block paved providing ample off street parking.

REAR GARDEN

This well stocked WEST BACKING rear garden is laid to lawn with a dwarf brick wall and well stocked flower borders. Several paved patios. Outside lighting. Side access to the front. External water supply. Shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

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