



STUART THOMAS
ESTATES



- STUNNING FAMILY HOME
- LARGE WEST FACING REAR GARDEN
- MAGNIFICENT KITCHEN/FAMILY ROOM
- SECOND LOUNGE

28 Lynton Road, Benfleet, Essex , SS7 2QQ

£960,000

Lovingly extended by the existing owners is this STUNNING DETACHED FAMILY HOME standing on a GOOD SIZE PLOT with a LARGE WEST FACING rear garden. Close to Hadleigh County Park and in the KING JOHN CATCHMENT AREA. An AMAZING KITCHEN/FAMILY ROOM superbly fitted with HAND CRAFTED OAK LINED units. Two Lounge areas, bathroom and shower room, study/4th bedroom, utility room, playroom and garden cabin. This delightful property HAS TO BE VIEWED!

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Property Description

IMPRESSIVE ENTRANCE HALL

Double glazed entrance door and side screens with glazed panels leads to the large L shaped entrance hall. Stairs lead to the first floor. Double radiator. Coving. Inset ceiling spotlights. Feature parquet flooring. Built in cloaks/boot cupboard.

SHOWER ROOM

This well fitted and beautiful shower room has a low level wc, large corner shower and a vanity wash basin standing on a bespoke surround with shelving under. Cupboard housing the gas fired central heating boiler. Obscure double glazed window to the side. Inset ceiling spotlights.

LOUNGE

This beautiful room has two double glazed windows to the side and a double glazed window to the front. Coving. Two double radiators. Feature chimney breast with log storage.

STUDY/BEDROOM 4

Could be a 4th bedroom with a double glazed window to the front. Double radiator. Coving. Built in storage cupboard.



KITCHEN/FAMILY ROOM

This AMAZING SPACE is possibly one of the largest rooms for this style of property we have ever seen. The kitchen area is superbly fitted with a range of hand crafted oak lined units including a Large Central Island incorporating a wine fridge, Induction Hob with a built in extractor fan. Bi fold doors leading to the rear garden. Porcelain floor tiles with underfloor heating. Two skylight windows. Feature pendant lighting over the island unit. Breakfast bar. One and a half bowl sink units with a mixer tap over. Twin built in ovens one being a microwave. Integrated dishwasher. Integrated fridge



and freezer. Built in pantry cupboard. Large double pantry cupboard. Feature shelving. Twin doors lead to the playroom. Open plan to the Living area which has wood flooring. Bi fold doors overlooking the rear garden. Inset ceiling spotlights. Underfloor heating. Feature wallpaper decor.

PLAY ROOM

This useful room off the kitchen has a vaulted ceiling with a skylight window. Wood flooring with underfloor heating. Door leads to the storage area to the front housing another gas fired central heating boiler. Mezzanine area useful for storage/play area.

UTILITY ROOM

Well fitted with a range of units at eye and base level with work surfaces over. Space and plumbing for a washing machine and tumble dryer. Laminate flooring. Radiator. Inset ceiling spotlights.

BEDROOM ONE

Double glazed window to the rear. Double radiator. Built in wardrobes. Inset ceiling spotlights.

BEDROOM TWO

Double glazed window to the rear. Double radiator.

BEDROOM THREE

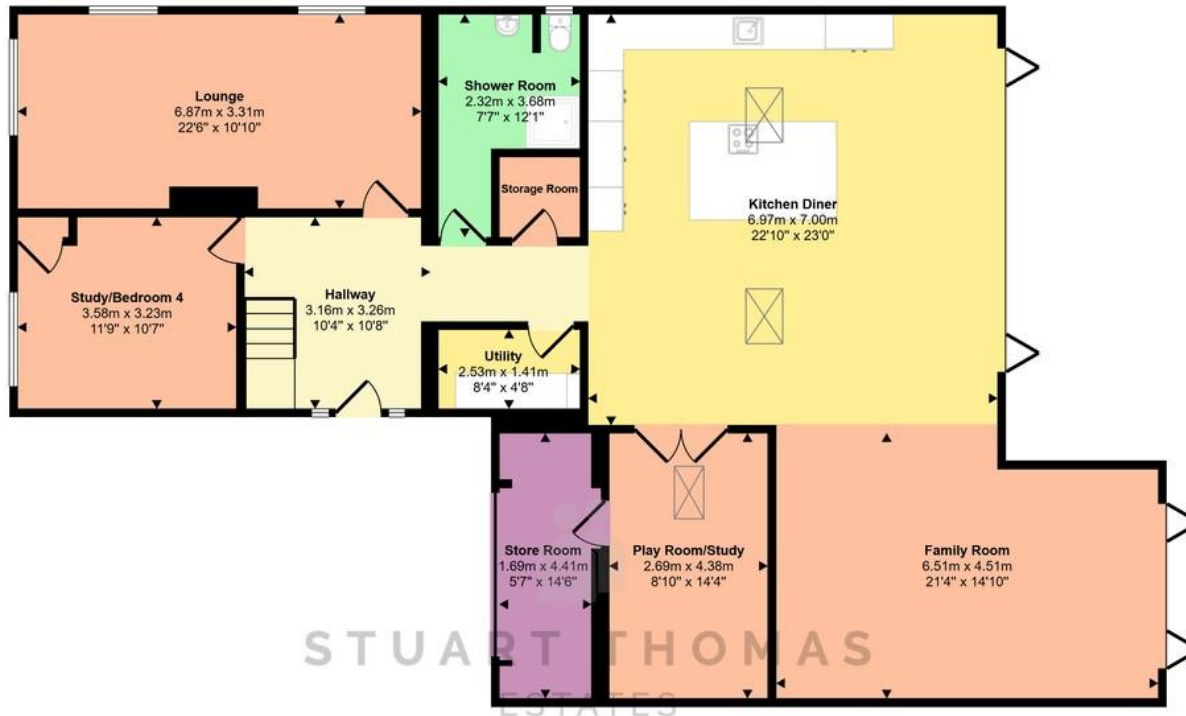
This good size room has two double glazed windows to the front aspect. Built in wardrobes. Access to eaves storage. Double radiator.

BATHROOM

Superbly fitted with a 4 piece suite comprising a large free standing bath, low level wc vanity wash basin with a mixer tap and drawers beneath. Good size corner shower. Inset



Approx Gross Internal Area
222 sq m / 2391 sq ft



ceiling spotlights. Obscure double glazed window to the side. Heated towel rail.

REAR GARDEN

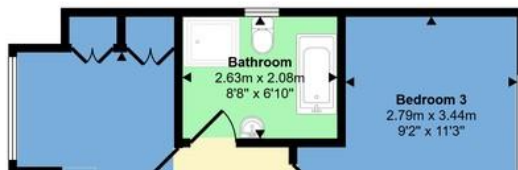
This beautiful good size rear garden measures approximately 144' with a WESTERLY ASPECT. Established mature trees. Large patio and decked area. Remainder laid to lawn. Shrub boundary. Pizza Oven, outdoor fire and water feature. Play area to the rear with wood chippings. Garden shed behind the cabin. Side access to the front with external water supply.

CABIN

At the end of the garden with a double glazed window to the side. Sliding double glazed patio doors to the front leading to a decked area. Electric radiator. Great to use as a work space, gym or games room.

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Ground Floor
Approx 165 sq m / 1772 sq ft



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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