

stuart
thomas



- 5 BEDROOMS
- DOUBLE GARAGE
- EN SUITE SHOWER ROOM
- WELL FITTED KITCHEN/DINER

247 Kiln Road, Benfleet, SS7 1RS

Guide Price £400,000

GUIDE PRICE £400 TO £425,000 STUART THOMAS invites you to come along to view this SPACIOUS 5 BEDROOM FAMILY HOME. WALKING DISTANCE KING JOHN SCHOOL. OPEN HOME SATURDAY 7TH OCTOBER. With a DOUBLE GARAGE, master bedroom with EN SUITE, SUPERBLY FITTED KITCHEN/DINER, TWO RECEPTION ROOMS, CLOAKROOM



Property Description

ENTRANCE HALL

Entrance door leads to the entrance hall. Stairs to the first floor. Radiator. Laminate flooring. Coving. Inset ceiling spotlights.

CLOAKROOM

Low level wc with a concealed cistern and wash hand basin. Obscure double glazed window to the side. Tiled floor.

LOUNGE

17' 2" x 10' 5" (5.23m x 3.18m) Feature stone fireplace with an Open Hearth. Double glazed window to the front. Double radiator. Coving. Two ceiling roses.

DINING ROOM

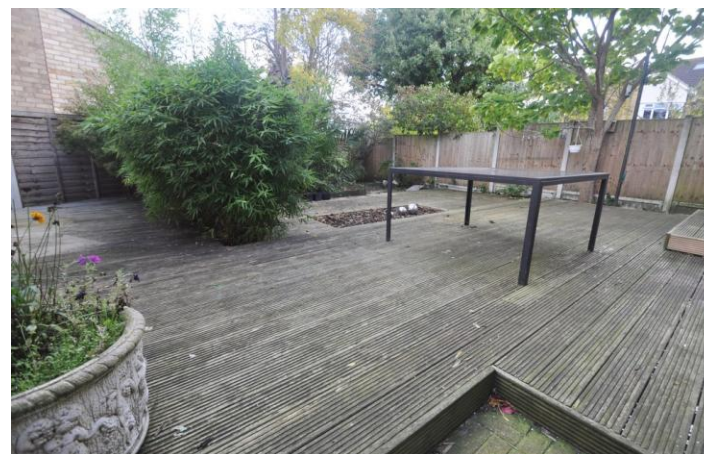
13' 8" x 9" (4.17m x 2.74m) Double glazed patio doors lead to the front garden. Radiator. Coving. Double glazed window and door to the side. Laminate flooring. Door leads to the utility room.

KITCHEN/DINER

17' 1" x 15' 3" narrowing to 11' 3" (5.21m x 4.65m) This good sized room has double glazed French doors leading to the rear garden. Well fitted with a range of units at eye and base level with ample work surfaces over. One and half bowl sink unit with mixer taps over. Integrated dishwasher. A range of storage cupboards to one wall. Tile effect flooring. Radiator. Coving. Inset ceiling spotlights. Extractor cooker hood. Built in cloaks cupboard.

UTILITY ROOM

9' 0" x 7' 6" (2.74m x 2.29m) Windows to the rear and side. Wall mounted gas fired central heating boiler. Single drainer stainless steel sink unit with mixer taps over. Space and





plumbing for a washing machine. Built in storage cupboards. Inset ceiling spotlights. Laminate flooring.

LANDING

Access to the loft. Arched display recess. Airing cupboard housing the hot water cylinder.

MASTER BEDROOM

18' 5" x 9' 6" (5.61m x 2.9m) Full depth double glazed windows to the front and side. A further double glazed window to the side. Painted brick to one wall. Double radiator. Arched recess. Door leads to the :-

ENSUITE

With a 3 piece white suite comprising a low level wc, vanity wash hand basin and large walk in shower. Double glazed window to the rear. Inset ceiling spotlights.

BEDROOM TWO

13' 4" x 10' (4.06m x 3.05m) Double glazed window to the front. Radiator.

BEDROOM THREE

9' 7" x 9' 0" (2.92m x 2.74m) Double glazed window to the rear. Coving. Radiator.

BEDROOM FOUR

9' 7" x 7' 11" (2.92m x 2.41m) Double glazed window to the rear. Recess. Wood effect flooring.

BEDROOM FIVE

10' 5" x 6' 11" (3.18m x 2.11m) Double glazed window to the front. Radiator. Coving. Laminate flooring. Bulkhead unit.





BATHROOM

With a 4 piece white suite comprising a low level wc, shower cubicle and twin vanity wash hand basins. Radiator. Double glazed window to the side.

DOUBLE GARAGE

At the rear of the property with an up and over door. Personal door to the side. Ample parking for several vehicles.

FRONT GARDEN

Well secluded from the road with screen hedging. Established shrubs and trees. Outside water supply. Dwarf brick wall. Patio to the side of the property. Rear gate leads to the garage/parking area.

REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	

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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