



STUART THOMAS
ESTATES



- STUNNING LOCATION
- LARGE REAR GARDEN
- BACKING THUNDERSLEY GLEN
- GOOD SIZE LOUNGE

30 Mount Road, Benfleet, Essex, SS7 1HA

Guide Price £350,000

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Property Description

GENERAL

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ENTRANCE HALL

Wooden entrance door with a lead light glazed inset leads to the entrance hall. Built in storage cupboard. Thermostat for the central heating. Radiator.

LOUNGE/DINER

21' 8" x 10' 7" (6.6m x 3.23m) This good size room has a double glazed window to the rear overlooking the rear garden and Thundersley Glen as well as views towards Boyce Hill Golf Club. Two double radiators. Coving. Wall mounted gas fire. Two wall light points.

KITCHEN

14' 10" x 7' 5" (4.52m x 2.26m) Fitted with pine units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit. Wall mounted gas fired central heating boiler. Double radiator. Double glazed window overlooking the rear garden and Thundersley Glen. Further double glazed window to the side. Steps lead down to the double glazed door allowing access to the side. A further stainless steel sink bowl with a cupboard under. Space and plumbing for a washing machine.

BEDROOM ONE FIRST FLOOR

16' 4" x 8' 3" (4.98m x 2.51m) Double glazed lead light windows to the front and rear. Vanity wash basin with cupboards under.





BEDROOM TWO GROUND FLOOR

12' 1" x 9' 7" (3.68m x 2.92m) Lead light double glazed bay window to the front aspect. Radiator. Built in wardrobes with a central dressing table unit. Coving.

BEDROOM THREE/STUDY GROUND FLOOR

Double glazed lead light window to the front. Radiator. Stairs lead to the first floor.

BATHROOM GROUND FLOOR

6' 5" x 5' 11" (1.96m x 1.8m) With a 3 piece suite comprising a low level wc pedestal wash basin and a panelled bath with a mixer tap and independent shower over. Double glazed obscure lead light window to the side. Fully tiled to all visible walls. Radiator.

GARAGE

With restricted access. Up and over door.

REAR GARDEN

This very large rear garden believed to be in excess of 120' in length and backs Thundersley Glen ideal for a family to enjoy the SERENITY AND VIEWS. A variety of trees and shrubs including crazy paved patios and pathways. Cellar storage.

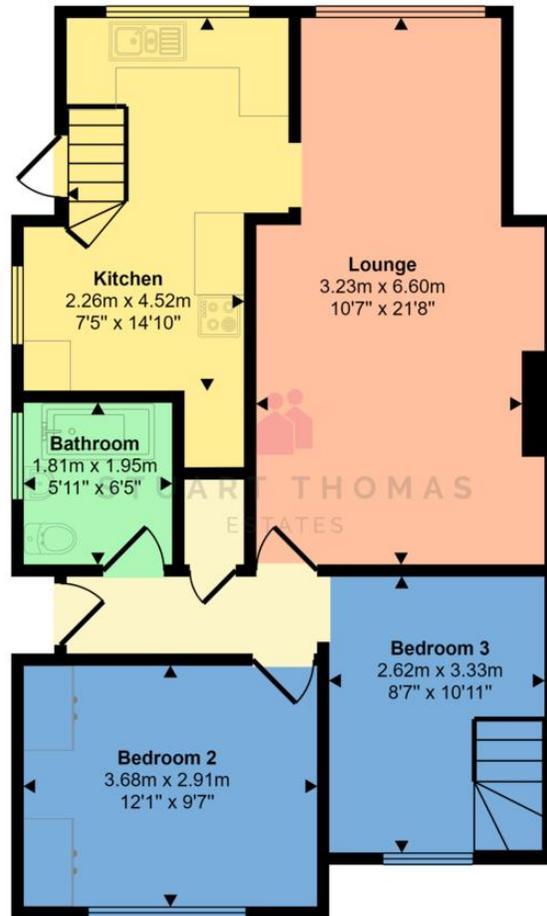
GENERAL NOTES

Tenure Freehold

Castle Point Borough Council

Council Tax Band D





Ground Floor
Approx 64 sq m / 688 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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