



STUART THOMAS  
ESTATES



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- CLOSE TO PRIORY PARK
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- ATTRACTIVE LOUNGE

82 St. Benets Road, Southend-on-Sea, SS2 6LF

£585,000

Well located close to Priory Park is this character 4/5 bedroom family house which has the added benefit of off street parking for several vehicles. Having been greatly extended here is a property that would ideally suit a large family.





## Property Description

### ENTRANCE HALL

Composite entrance door with glazed panels and adjacent obscure glazed windows leads to the entrance hall. Laminate flooring. Dado and picture rail. Stairs lead to the first floor with a cupboard under.

### CLOAKROOM

With a low level wc and a hand wash basin. Obscure glazed window to the side.

### LOUNGE

This attractive room has a double glazed bay window to the front with a curved radiator below. Feature fireplace with a cast iron fireback. Built in cupboards and shelving to either side of the chimney breast. Laminate flooring. Picture rail.

### KITCHEN/DINING/FAMILY ROOM

This superb room at the rear of the property really is the hub of this family home with double glazed french doors leading to the rear garden. Laminate flooring. Further double glazed window overlooking the rear garden and feature glass coloured bricks to the side. The kitchen area is well fitted with a range of units at eye and base level with ample wood effect work surfaces over. Space for a large fridge freezer. One a three quarter bowl sink unit with a mixer tap over. Neff 4 ring gas hob with an extractor cooker hood over and a built under oven. Space and plumbing for a dishwasher. Island/breakfast bar with a work surface over. Inset ceiling spotlights.

### UTILITY ROOM

This useful space off the kitchen has an obscure double glazed window to the side. Space and plumbing for a washing machine.







#### GROUND FLOOR SHOWER ROOM

With a useful shower cubicle.

#### LANDING

Double glazed obscure window to the side. Radiator. Stairs lead to the second floor.

#### BEDROOM ONE

Double glazed bay window with a curved radiator below. Picture rail.

#### BEDROOM TWO

Double glazed window to the rear. Radiator. Picture rail.

#### BEDROOM THREE

Double glazed window to the rear. Radiator. Inset ceiling spotlights.

#### BEDROOM FOUR

Double glazed bay window to the front. Radiator. Picture rail.

#### FAMILY BATHROOM

Low level wc pedestal wash basin and a panelled bath with a mixer tap and shower attachment. Heated towel rail. Obscure double glazed window to the side.

#### BEDROOM FIVE/STUDY/LOFT ROOM

This good size room has a double glazed window to the rear aspect and two skylight windows to the front. Access to eaves. Laminate flooring. Radiator. Inset ceiling spotlights.

#### SHOWER ROOM

Low level wc pedestal hand wash basin and good size walk in



shower. Obscure double glazed window to the rear. Inset ceiling spotlights. Heated towel rail. Tiled floor.

FRONT GARDEN

Mainly block paved providing parking for two vehicles.

REAR GARDEN

This attractive rear garden is mainly paid to lawn with paved patio. Covered seating area. Greenhouse. Brick wall to the side boundary. Concrete storage shed. External lights and power. Twin wooden gates to the rear provide access to further parking.

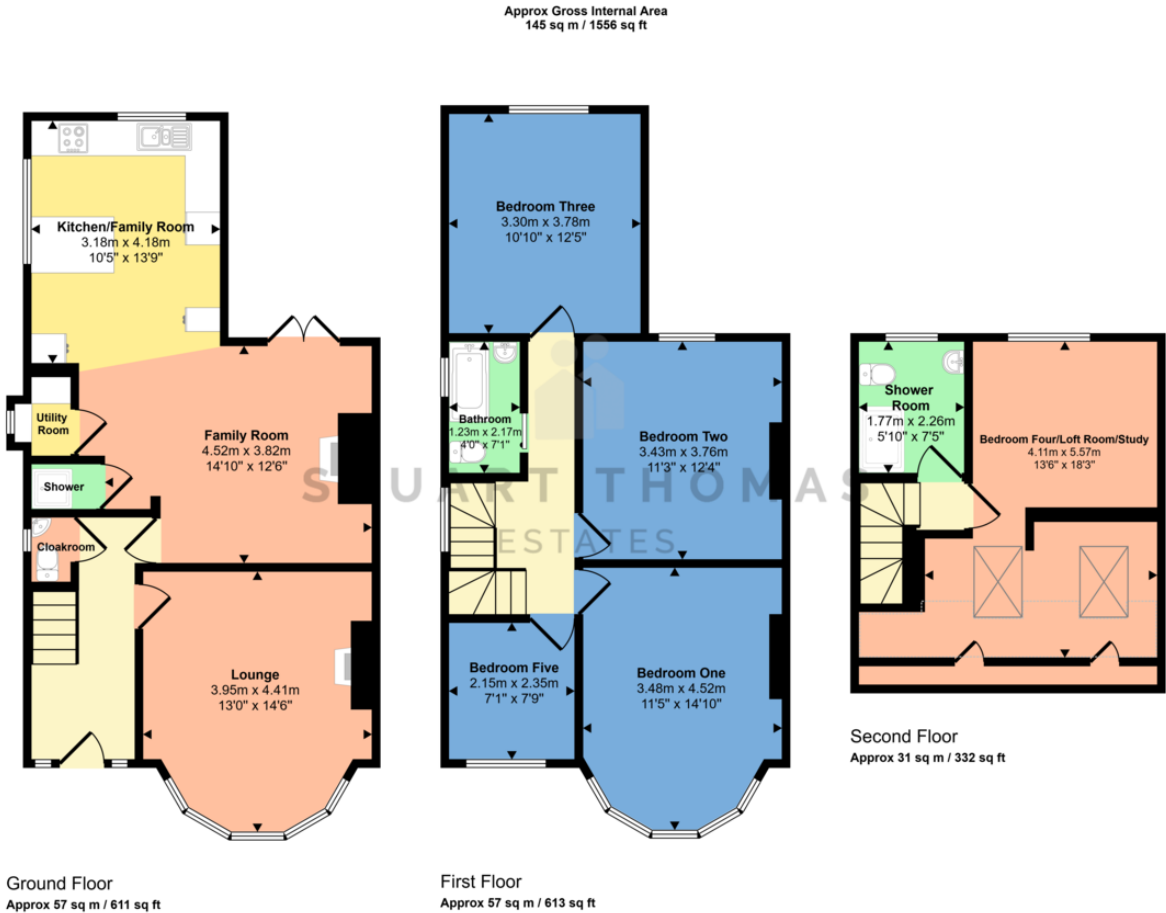
GENERAL

Tenure Freehold

Southend City Council

Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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