



STUART THOMAS  
ESTATES



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- NEWLY REFURBISHED
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- WALKING DISTANCE BENFLEET STATION

39 Woodham Park Drive, Benfleet, Essex, SS7 5EH

Guide Price £375,000

WOW! NEWLY REFURBISHED THREE DOUBLE BEDROOM FAMILY HOME. Fantastic KITCHEN/DINER. LARGE LUXURY BATHROOM. INTEGRAL GARAGE. NEW CARPETS. MUST BE SEEN!





## Property Description

### ENTRANCE LOBBY

Double glazed entrance door with glazed panels leads to the entrance lobby. Door leads to the integral garage. Further door with glazed panels leads to the Lounge. Coving. Inset ceiling spotlights.

### LOUNGE

18' 8" x 13' 9" (5.7m x 4.2m) This very attractive room has a double glazed window to the front aspect. Stairs lead to the first floor. Double radiator. Coving. Door leads to the:-

### KITCHEN/DINER

13' 9" x 10' 9" (4.2m x 3.3m) Superb newly fitted with a range of gloss units at eye and base level with wood effect work surfaces over. 4 ring gas hob with an extractor cooker hood over. Built under oven. Space for a washing machine and dishwasher. Large cupboard housing the service meters. Radiator. Double glazed door and window overlooking the rear garden. Concealed gas fired central heating boiler. Coving. Inset ceiling spotlights. Wood effect flooring.

### BEDROOM ONE

15' 1" x 9' 6" (4.6m x 2.9m) Double glazed windows to the front and rear. Double radiator. Coving.

### BEDROOM TWO

14' 5" x 7' 10" (4.4m x 2.4m) Double glazed window to the rear. Built in storage cupboard. Double radiator.

### BEDROOM THREE

10' 5" x 9' 4" (3.2m x 2.87 plus door recess) Double glazed window to the front. Double radiator. Large over stairs storage cupboard. Further storage cupboard. Access to the loft. Coving.





#### LUXURY BATHROOM

This particularly good size bathroom is superbly fitted with a 3 piece suite comprising a low level wc vanity wash hand basin with drawers under and a mixer tap over and shower bath with a mixer tap. A fixed head shower rose and hand held shower. Shower screen. Extractor fan. Heated towel rail. Wood effect flooring. Inset ceiling spotlights.

#### INTEGRAL GARAGE

With an electric roller door. Personal door to the garden. Parking in front of the garage.

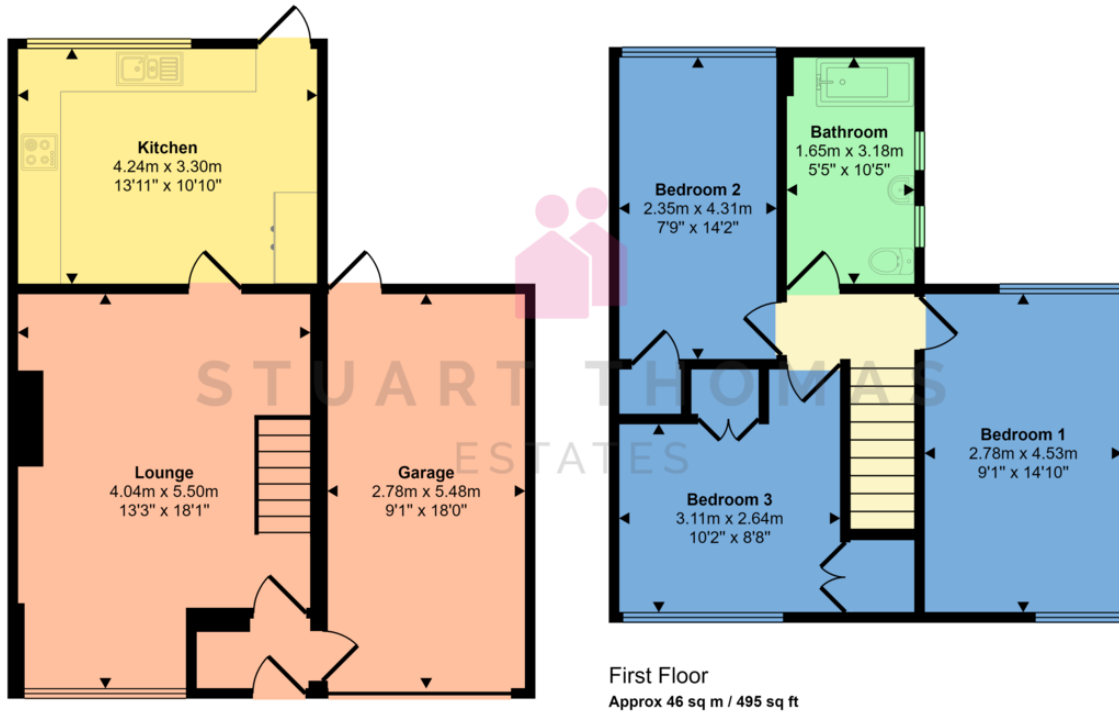


#### REAR GARDEN

Laid to lawn. Screen fencing. Greenhouse. External water supply.



Approx Gross Internal Area  
100 sq m / 1075 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		

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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