



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- DETACHED HOME
- POPULAR LOCATION IN THE HEART OF HADLEIGH
- KING JOHN CATCHMENT

41 Beech Road, Benfleet, Essex, SS7 2AG

Guide Price £375,000 - £400,000

A charming detached house in a popular location within a few minutes walk of Hadleigh Town Centre and close to the Country Park. Off street parking viewing is advised. No onward chain.



## Property Description

### HALLWAY

Entrance via double glazed door, wood effect laminate flooring. Radiator. Access to electric meter.

### LOUNGE

Wood effect laminate flooring. Double glazed door to garden. Radiator.

### BEDROOM ONE

A good sized master bedroom with double glazed window to front. Built in sliding wardrobes. Radiator. Access to loft space. Built in storage cupboard. Door to:

### ENSUITE

Double glazed obscure window to side, three piece suite comprising of shower with electric shower, wash hand basin and low level w.c, tiled flooring, radiator. Part tiled walls.

### DINING ROOM

Delightful open plan dining space with double glazed obscure window to side, wood effect laminate flooring, radiator, under stairs storage, stairs to first floor and open plan to:

### KITCHEN

Fitted kitchen comprises a range of base level units with work surfaces over, stainless steel single sink drainer with mixer tap and tiled splash backs. Built in electric fan assisted oven. Tiled flooring. Smooth plastered ceiling with inset flush spotlights. Space for fridge freezer. Vertical radiator. Cupboard housing gas fired central heating boiler. Double glazed door to:





#### SHOWER ROOM

Ground floor shower room. Large walk in mains shower with glass screen. Part tiled walls. Close coupled wc. Pedestal wash hand basin with mixer tap. Tiled flooring. Spot lights. Double glazed obscure window to side.

#### BEDROOM TWO

A good size bedroom with double glazed bay window to front. Wood effect laminate flooring. Two built in storage cupboards. Original detailed fire place. Two wall lights. Radiator. Wall panelling.

#### GARDEN

The rear garden is south facing commencing with a patio area with the remainder laid to lawn.

#### FRONT GARDEN

Blocked paved drive way for off street parking.

#### AGENTS NOTES

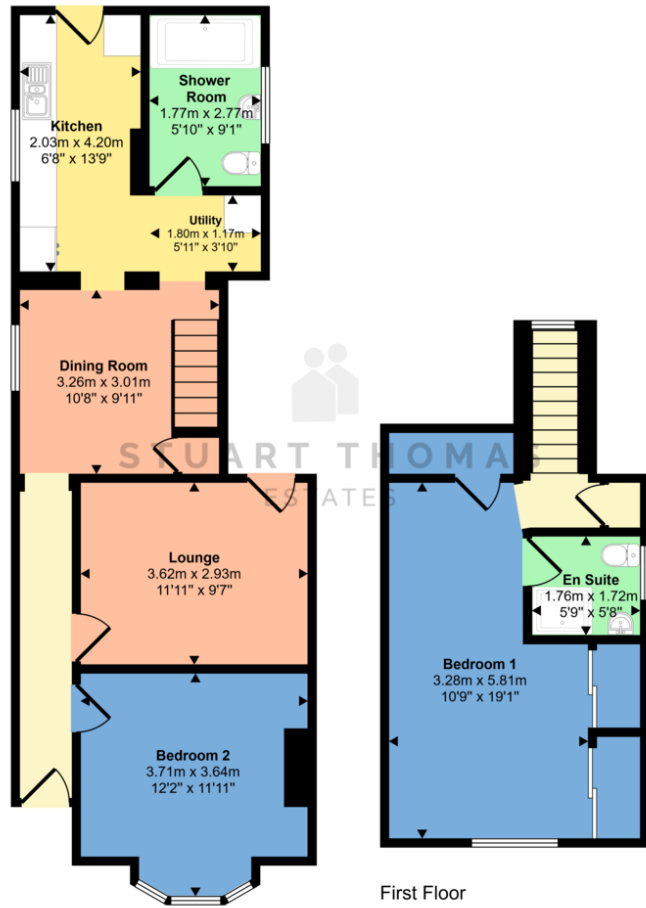
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area  
85 sq m / 916 sq ft



Ground Floor  
Approx 56 sq m / 608 sq ft

First Floor  
Approx 29 sq m / 308 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		84 B
69-80	C		
55-68	D	63 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 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