



STUART THOMAS  
ESTATES



- DELIGHTFUL CHARACTER COTTAGE
- LOUNGE WITH OPEN FIREPLACE
- DINING ROOM
- FITTED KITCHEN

7 Parkstone Avenue, Benfleet, Essex, SS7 1SP

Guide Price £300,000

Guide Price £300,000 to £325,000 This DELIGHTFUL COTTAGE is conveniently located close to King John School and Seevic College. This COSY COTTAGE has a Lounge with OPEN FIREPLACE, Dining Room, fitted kitchen, utility room and cloakroom. Upstairs are the two bedrooms and shower room.



## Property Description

### ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby. Double glazed window to the side. Tiled floor. Door leads to the:-

### LOUNGE

11' 9" x 10' 2" (3.6m x 3.1m) This attractive room has a feature red brick fireplace. Radiator. Double glazed window to the front. Coving. Laminate flooring. Door leads to the :-

### DINING ROOM

11' 9" x 11' 1" (3.6m x 3.4 narrowing to 3.1m) Double glazed window to the rear. Radiator. Coving. Thermostat for the central heating. Laminate flooring. Storage cupboard. Stairs lead to the first floor with a cupboard under.

### KITCHEN

7' 11" x 7' 9" (2.43m x 2.38m) Fitted with a range of units at eye and base level with work surfaces over. 4 ring electric hob with an extractor cooker hood over and a built under oven. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Tiled floor. Double glazed obscure window to the side. Wall mounted Vaillant gas fired central heating boiler. Door leads to the :-

### UTILITY ROOM

8' 10" x 6' 10" (2.7m x 2.1 max L shapedm) Double glazed door to the side and a double glazed window to the rear. Units at eye and base level with work surfaces over. Space for a tumble dryer. Tiled floor. Coving.

### LANDING

Large storage cupboard. Access to the loft which the vendor informs us is part boarded and insulated. Dado rail. Coving.





#### BEDROOM ONE

11' 9" x 10' 9" (3.6m x 3.29m) Double glazed window to the front. Coving. Laminate flooring. Radiator.

#### BEDROOM TWO

11' 5" x 6' 2" (3.5m x 1.9m) Double glazed window to the rear. Laminate flooring. Radiator. Coving.

#### SHOWER ROOM

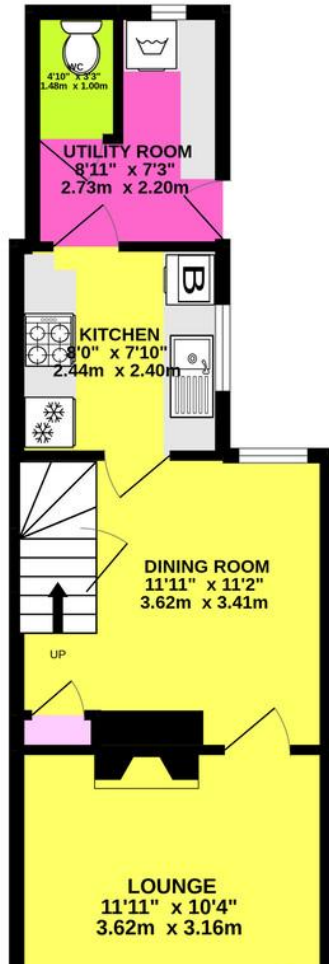
Large shower low level wc and a vanity wash hand basin with a cupboard under. Heated towel rail. Coving. Double glazed obscure window to the rear. Extractor fan. Tiled floor.



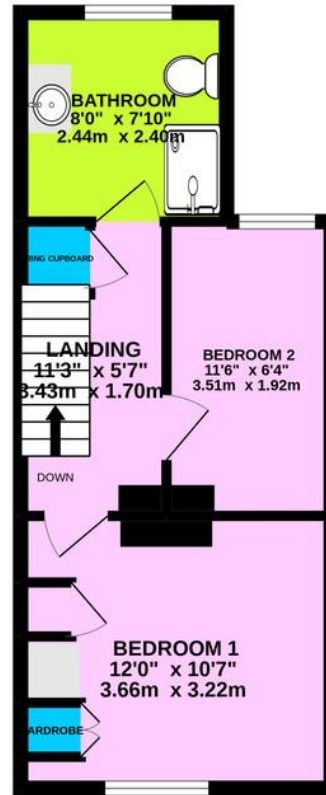
#### REAR GARDEN

Approximately 50' deep with patio and shingled areas. Rear access to the alleyway providing access to the rear garden. Shed. External water supply. Shrub borders.

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   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