



STUART THOMAS  
ESTATES



- 5 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS PLUS STUDY
- LARGE KITCHEN/DINER
- POPULAR BENFLEET LOCATION

180 Oakfield Road, Benfleet, Essex, SS7 1DU

Guide Price £548,500

For those looking for a renovation project in a sought after location with the added bonus of an extra wide plot and south facing rear garden with far reaching Estuary views, this 5 bedroom detached house is a must see. The property has a double storey extension to the rear as well as a ground floor shower room.





## Property Description

### PORCH

Entrance via a half glazed UPVC door into the porch with additional half glazed UPVC windows to the front and side. Carpet.

### HALL

A spacious entrance hall with stairs to the first floor. Radiator. Carpet.

### STUDY

8' 10" x 5' 2" (2.7m x 1.58m) The study benefits from an understairs cupboard and has glazed windows to the front of the room to the hall. The vendor advises the wall between the study and downstairs shower room is a stud wall so could be removed if required. Alarm key pad.

### SHOWER ROOM

8' 7" x 8' 3" (2.64m x 2.54m) You enter the shower room into a dressing area with a dressing table. There is a walk in shower with electric shower, pedestal hand wash basin and close coupled WC. The shower area is fully tiled to all visible walls. Double glazed window to front with obscure glass. Radiator. Tiled effect vinyl flooring.

### LOUNGE

23' 5" x 12' 4" (7.16m x 3.77m) A spacious lounge with fireplace with wooden surround and electric fire. The room is double aspect with double glazed window to the front, 2 windows to the side and also benefits from glazed doors with obscure glass leading to the sun room/dining room. Radiator with an additional skirt mounted radiator to one wall. Carpet.

### SUN ROOM/DINING ROOM

15' 7" x 11' 1" (4.76m x 3.39m) A beautiful room to enjoy the







large south facing garden with far reaching views to the Estuary. The room has picture patio doors to the rear. Carpet. There is a lift in the sun room to access the first floor. When the lift is at first floor its floor becomes part of the ceiling to the sun room and vice versa when it is in the sun room. 2 radiators. Door to kitchen/diner.

#### KITCHEN/DINER

22' 4" x 12' 8" (6.83m x 3.87m narrowing to 2.97m) The kitchen comprises a range of eye and level solid wood doors with rolled top work surfaces over and stainless steel sink with drainers either side. Electric hob. Eye level electric double oven and space for free standing fridge freezer. Tiling to all visible walls to the kitchen area. 2 useful storage cupboards. The kitchen/diner is sizeable and will easily accommodate a dining table. Dual aspect with windows to the rear and side. Door to utility room.

#### UTILITY ROOM

7' 9" x 7' 4" (2.38m x 2.25m) There is plumbing for a washing machine and space for a tumble drier and fridge/freezer. Double glazed door giving access to the rear garden with adjacent window. Tiled flooring. Door to garage.

#### GARAGE

The garage houses the gas and electric meters. There are part glazed double doors to the front of the property.

#### LANDING

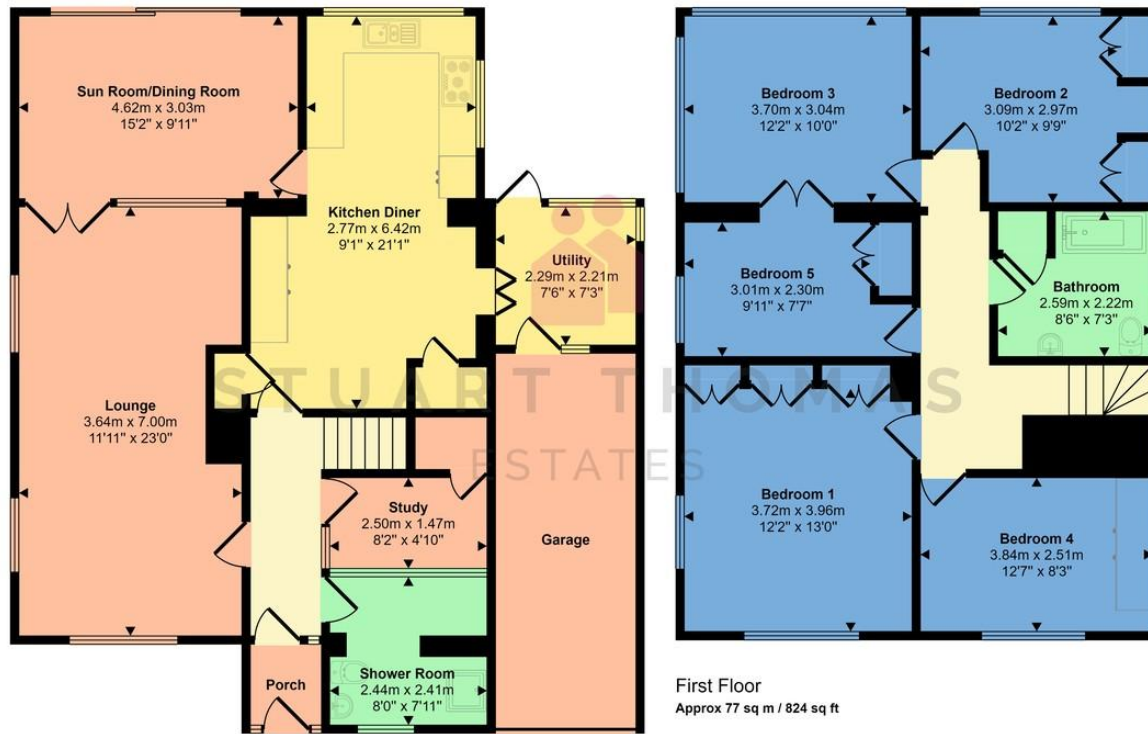
A spacious landing with access to the loft. There is a double glazed window to the side letting in plenty of light to the landing. Access to the loft. Radiator.

#### BEDROOM ONE

13' 0" x 12' 4" (3.97m plus wardrobe x 3.77m) The master



Approx Gross Internal Area  
180 sq m / 1933 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.

bedroom is dual aspect and has fitted wardrobes to one side. Alarm key pad. Double glazed window to the front with additional window to the side. Radiator. Carpet.

#### BEDROOM TWO

12' 3" x 11' 0" (3.75m x 3.36m) Bedroom 2 offers fitted wardrobes with an inset dressing table to the middle of the run. Double glazed window to the rear. Carpet. Radiator.

#### BEDROOM THREE

13' 2" x 10' 5" (4.02m x 3.19m) This bedroom houses the lift to the ground floor. It is dual aspect with double glazed windows to the rear and side and internal double doors lead to the fifth bedroom which could be removed if required. Solid wood oak flooring. Radiator.

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