



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- OFF STREET PARKING
- PROFESSIONALLY DECORATED THROUGHOUT
- ATTRACTIVE LOUNGE

39 Stanley Road, Benfleet, SS7 3EN

£450,000

This recently professionally decorated LARGER THAN AVERAGE DETACHED HOUSE stands on a corner plot in this popular location. Master bedroom with Walk in wardrobe and EN SUITE, 2 further first floor bedrooms and family bathroom, downstairs is the Lounge, raised dining area, fitted kitchen study/4th bedroom and cloakroom. No onward chain.





## Property Description

### GENERAL

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### ENTRANCE LOBBY

Double glazed entrance door with a lead light inset and an adjacent double glazed window leads to the entrance lobby. Wall light point. A further door with a stained glass lead light inset leads to the Lounge.

### LOUNGE

This attractive room has double glazed sliding patio doors leading to the rear garden. Two double glazed windows to the side. Feature inset gas pebble fire. Coving. Step with inset spotlights to the dining area. Radiator. Stairs lead to the first floor. Large storage cupboard.

### DINING AREA

Double glazed window to the front. Double radiator. Coving.

### KITCHEN

Fitted with a range of gloss units at eye and base level with work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. 4 ring gas hob with an extractor cooker hood over and built under oven. Wall mounted gas fired central heating boiler. Breakfast bar. Space and plumbing for a washing machine. Tiled floor. Radiator. Double glazed french doors lead to the rear garden. Double glazed obscure window to the side.





#### CLOAKROOM

Low level wc and a wash hand basin. Radiator. Obscure double glazed window to the side. Coving.

#### STUDY/BEDROOM FOUR GROUND FLOOR

Double glazed bay window to the front aspect. Radiator. Coving.

#### LANDING

Double glazed obscure window to the side. Coving. Access to the loft.

#### BEDROOM ONE

Double glazed window to the side. Double radiator. Coving. Door leads to the walk in wardrobe with inset ceiling spotlights. Door leads to the:-

#### EN SUITE

With a 3 piece white suite comprising a low level wc shower cubicle and circular wash basin with a mixer tap over and cupboards under. Obscure double glazed window to the side. Extractor fan. heated towel rail. Some ceramic tiling.

#### BEDROOM TWO

Double glazed window to the front. Double radiator.

#### BEDROOM THREE

Double glazed windows to the front and side. Radiator.

#### BATHROOM

With a tiled wood effect floor. Fully tiled in ceramics to all visible walls. Heated towel rail. Low level wc pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. Double glazed obscure window to the side. Extractor fan.





Approx Gross Internal Area  
106 sq m / 1141 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.

#### GARAGE

Detached with an up and over door. Personal door leads to the rear garden.

#### FRONT GARDEN

Mainly laid to lawn. Block paved area to the side providing off street parking.

#### REAR GARDEN

Laid to lawn with a decked area ideal for entertaining. Side access to the front. External water supply. Screen fencing. Gate leads to the off street parking area.

#### AGENTS NOTE

Tenure Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		

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