



STUART THOMAS
ESTATES



- FOUR BEDROOMS
- LARGE LOUNGE/DINER
- GLOSS WHITE KITCHEN/BREAKFAST ROOM
- CLOAKROOM

19 Bartley Close, Benfleet, Essex, SS7 4DD

Guide Price £450,000

Guide Price £450,000 to £475,000 Conveniently located in this cul de sac location close to Tarpots and in the Appleton School Catchment is this IMMACULATE FOUR BEDROOM LINK DETACHED family home which has been extended to the rear. The large LOUNGE/DINER leads to the secluded rear garden. There is a WELL FITTED GLOSS WHITE KITCHEN/BREAKFAST ROOM, USEFUL CLOAKROOM, FOUR FIRST FLOOR BEDROOMS and BATHROOM.



Property Description

ENTRANCE HALL

Double glazed entrance door with a lead light glazed panel leads to the entrance hall. Stairs to the first floor with a cupboard under.

LOUNGE/DINER

18' 4" x 18' 4" (5.6m x 5.6m) This particularly spacious room at the rear of the property has wide double glazed patio doors and large adjacent windows making a wall of glass overlooking the rear garden. Double radiator and a vertical radiator. Coving. The vendor informs us a partition wall could easily be removed as there is already carpeting beneath.

KITCHEN/BREAKFAST ROOM

14' 1" x 8' 10" (4.3m x 2.7m) This good size well fitted kitchen has a range of gloss white units at eye and base level with contrasting work surfaces over. Ceramic hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine, dishwasher and tumble dryer. Space for a fridge freezer. Breakfast bar. Double glazed window to the front. One wall is decorated with painted wood panelling.

LANDING

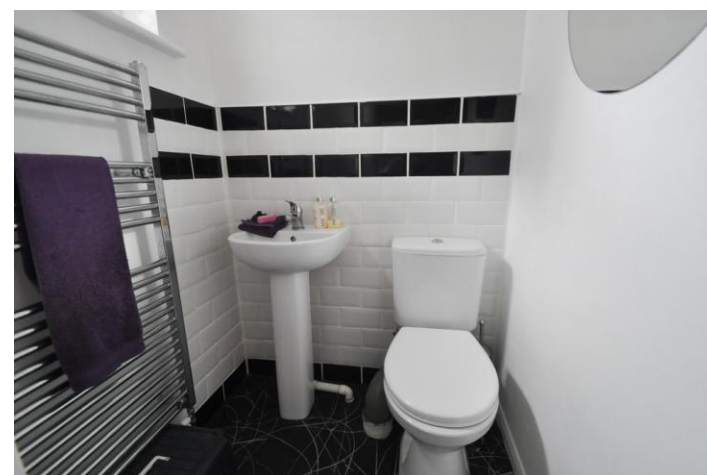
Access to the loft. Double glazed obscure window to the side.

BEDROOM ONE

14' 1" x 9' 6" (4.3m x 2.9m) With 2 full depth windows to the front aspect. Radiator. Fitted wardrobes to remain.

BEDROOM TWO

11' 9" x 9' 2" (3.6m x 2.8m) Sliding door wardrobes. Radiator. Double glazed window to the rear.





BEDROOM THREE

10' 2" x 8' 10" (3.1m x 2.7m) Double glazed window to the rear. Radiator. Built in cupboard housing the gas fired combi central heating boiler.

BEDROOM FOUR

8' 6" x 6' 2" (2.6m x 1.9 plus door recessm) Double glazed window to the front. Sliding door wardrobes to one wall. Radiator.

BATHROOM

Low level wc, pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. Independent shower over the bath and a shower screen. Double glazed obscure window to the side. Heated towel rail. Fully tiled to all visible walls.

GARAGE

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

FRONT GARDEN

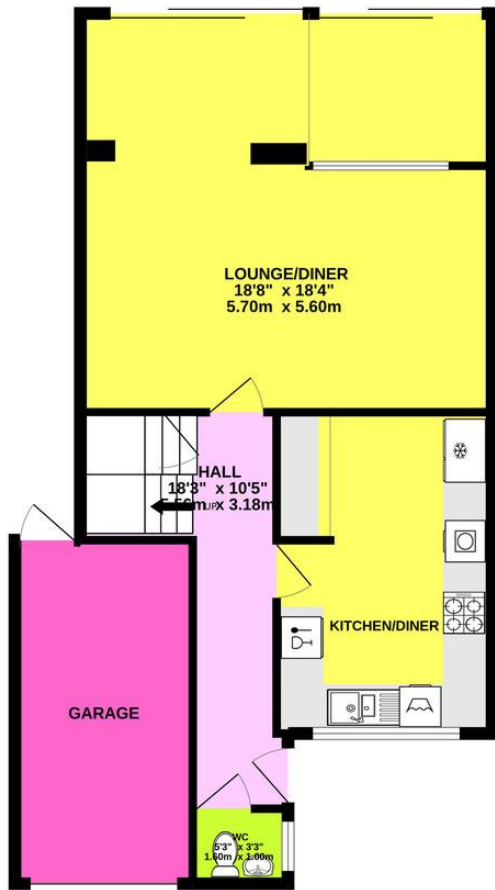
Mainly block paved providing off street parking for 2 vehicles. Flower/shrub border.

REAR GARDEN

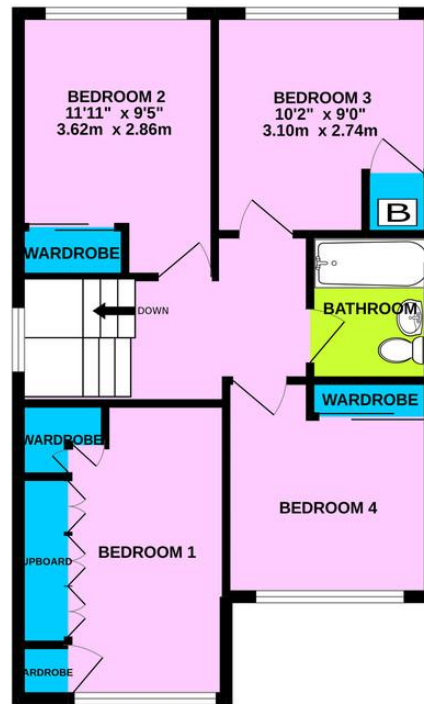
Approximately 30' with established shrubs and fruit trees. Patio. Lawn. Side access to the front.



GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

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