



STUART THOMAS
ESTATES



- STUNNING EXTENDED KITCHEN/DINER
- EN SUITE SHOWER ROOM
- SUPERB LOUNGE
- EXTERNAL STUDIO

21 Oak Walk, Benfleet, Essex, SS7 4SB

Guide Price £450,000 - £475,000

WOW! This AMAZING EXTENDED FAMILY HOME simply HAS TO BE VIEWED. You will feel in the LAP OF LUXURY with DEEP PILE CARPETS and the most STUNNING KITCHEN/DINER with a HUGE CENTRAL ISLAND with SPACE FOR 6 PEOPLE to DINE. EN SUITE SHOWER ROOM, UTILITY ROOM, GROUND FLOOR CLOAKROOM and USEFUL EXTERNAL STUDIO ideal for anyone looking to WORK FROM HOME.



Property Description

ENTRANCE HALL

A contemporary double glazed entrance door leads to the entrance hall. Radiator with a cover. Laminate flooring.

CLOAKROOM

Low level wc and a vanity wash basin with a mixer tap and cupboard under. Double glazed obscure window to the side. Heated towel rail. Fully tiled to all visible walls and floor.

LOUNGE

15' 8" x 11' 9" (4.8m x 3.6m) This very attractive room has a double glazed georgian style bay window to the front aspect. Coving. Flame effect built in fire. Feature panelling to one wall.

KITCHEN/DINER

22' 7" x 13' 9" (6.9m x 4.2 narrowing to 3.7m) This absolutely stunning room takes your breath away. With a superb range of units at eye and base level with marble effect work surfaces over and a large central island unit incorporating an induction hob with an extractor cooker hood. Built in double oven and microwave. Single drainer sink unit with a mixer tap and hot water tap. Vertical radiator. Full size integrated fridge and freezer. Feature roof lantern. Integrated dishwasher. Coving. Laminate flooring. Double glazed french doors and adjacent windows lead to the rear garden. Inset ceiling spotlights.

UTILITY ROOM

4' 11" x 3' 7" (1.5m x 1.1m) Space and plumbing for a washing machine. Built in cloaks cupboard. Understairs storage.

LANDING

Large storage cupboard. Access to the loft. Coving.





BEDROOM ONE

12' 1" x 11' 9" (3.7m x 3.6m) Double glazed georgian style window to the front. Vertical radiator. Walk in storage cupboard.

EN SUITE

With a 2 piece suite comprising a vanity wash basin with cupboards under and a shower cubicle. Obscure high level double glazed window to the side. Fully tiled to all visible walls and floor.

BEDROOM TWO

9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to the rear. Built in wardrobes and a dressing table unit along with built in storage and shelving. Pedant lighting over the wardrobes.

BEDROOM THREE

10' 5" x 6' 10" (3.2m x 2.1m) Double glazed window to the rear. Radiator. Coving.

FAMILY BATHROOM

With a 3 piece white suite comprising a low level wc with a concealed cistern, vanity wash basin with cupboards under and a shower bath with an independent shower and screen. Electric shaver socket. Fully tiled to all visible walls and floor. Double glazed obscure window to the side. Inset ceiling spotlights.

GARAGE

With an up and over door. Personal door leads to the rear garden. Lighting and power.

STUDIO

15' 5" x 9' 2" (4.7m x 2.8m) This useful addition to the



Approx Gross Internal Area
95 sq m / 1026 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.

property has double glazed doors and windows overlooking the garden with inset ceiling spotlights.

REAR GARDEN

Neatly laid to artificial lawn with a paved patio and pergola providing a lovely seating area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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