



STUART THOMAS
ESTATES



- EXTENDED FAMILY HOME
- STUNNING KITCHEN/FAMILY ROOM
- THREE GOOD SIZE BEDROOMS
- EN SUITE TO BEDROOM ONE

15 Romsey Close, Benfleet, Essex, SS7 5UB

Step inside this AMAZING FAMILY HOME offering THREE GOOD SIZE BEDROOMS and a STUNNING KITCHEN/FAMILY ROOM leading DIRECTLY on to the rear garden. En Suite shower room to the Main bedroom. Family Bathroom. Utility/Study and the rear part of the garage has been converted into a Gymnasium. Must be seen!

Offers In Excess Of £450,000

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Property Description

ENTRANCE HALL

Double glazed entrance door with lead light insets leads to the entrance hall. Laminate flooring. Radiator. Thermostat for the central heating. Part glazed door leads to the Lounge.

CLOAKROOM

Low level wc and a corner wash basin. Heated towel rail. Obscure double glazed window to the front. Laminate flooring.

LOUNGE

Double glazed window to the front. Two radiators. Laminate flooring. Twin 10 light doors lead to the :-

KITCHEN/FAMILY ROOM

This magnificent room has double glazed French doors leading directly out to the rear garden. The kitchen area is superbly fitted with a range of eye and base level units with work surfaces over. A good size central island unit incorporates a breakfast bar. Four ring gas hob built in oven and microwave. Integrated dishwasher. Ceramic sink unit with a hot tap. Space for a fridge freezer. Heated towel rail. Extractor cooker hood. Tiling to the working areas. Double radiator. Understairs storage cupboard.

GYMNASIUM

Converted from the rear part of the garage with a door to the utility room/study. Further door to the storage area.

UTILITY/STUDY

With units at eye and base level with work surfaces over. Space and plumbing for a washing machine and tumble dryer. Laminate flooring. Desk area. Door leads to the gymnasium.





LANDING

Access to the loft. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

Double glazed window to the front. Radiator. Laminate flooring. Fitted wardrobes to one wall.

EN SUITE

Large shower cubicle. Low level wc and a pedestal wash basin. Obscure double glazed window to the front. Heated towel. Inset ceiling spotlights. Extractor fan. Large built in storage cupboard.

BEDROOM TWO

Double glazed window to the rear. Radiator.

BEDROOM THREE

Double glazed window to the front. Radiator.

BATHROOM

With a white 3 piece suite comprising a low level wc pedestal wash basin and a panelled bath with an independent shower over. Obscure double glazed window to the rear. Radiator. Access to a further loft area.

STORAGE

The front part of the garage is now used as a storage area. Up and over door. Door leads to the gymnasium.

FRONT GARDEN

Providing off street parking for 3 vehicles.

Approx Gross Internal Area
124 sq m / 1329 sq ft



Ground Floor
Approx 75 sq m / 803 sq ft

First Floor
Approx 49 sq m / 526 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.

REAR GARDEN

In excess of 35' garden with a brick rear boundary wall and screen fencing to either side. Paved patio. Artificial lawn. Raised border.

GENERAL NOTES

Tenure Freehold

Castle Point Borough Council

Council Tax Band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | 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