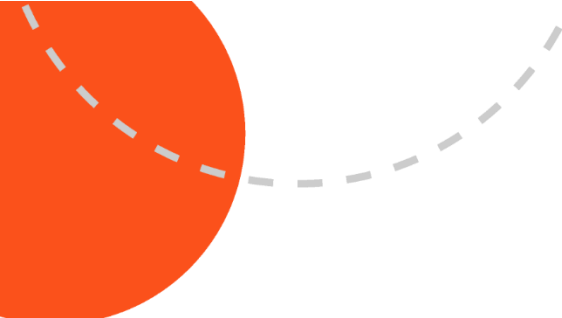




Fernlea Road, Benfleet, Essex, SS7 1HD
3 bedroom semi detached house / £425,000 / t. 01702 555888





Offered with no onward chain and enjoying far reaching views across the surrounding area towards Boyce Hill Golf Course, is this freshly decorated **three bedroom** semi detached family home, ideally situated in this sought after South Benfleet location.

The bright and spacious accommodation comprises a generous lounge/diner which is open plan to a modern fitted kitchen, together with a convenient ground floor WC. To the first floor are three good size bedrooms and a family bathroom suite. Externally, the property benefits from a south facing rear garden measuring approximately 70ft, along with a garage and off street parking for three/four vehicles.

The location is equally impressive, being within easy reach of a range of local shops, amenities and Benfleet mainline station, providing direct services into London Fenchurch Street. The property also falls within the catchment areas for Kents Hill Primary School and King John School, making this an ideal choice for families.

Properties offering this combination of views, location and modern living are rarely available, call now to book your viewing.

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Ground Floor



First Floor



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Approximate total area⁽¹⁾

893 ft²

83 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Highlights

- \ **Bright & Spacious Three Bedroom Semi Detached Family Home**
- \ **No Onward Chain**
- \ **Stunning Views**
- \ **Large Lounge/Diner**
- \ **Modern Fitted Kitchen**
- \ **Ground Floor WC**
- \ **Generous Size Bedrooms**
- \ **Three Piece Family Bathroom**
- \ **South Facing Rear Garden Measuring Approx. 70ft**
- \ **Garage**
- \ **Off Street Parking For Three/Four Vehicles**
- \ **Prime South Benfleet Location**
- \ **Kents Hill Primary & King John School Catchments**
- \ **Easy Reach of Benfleet Station & Major Trunk Roads**
- \ **Close To Shops, Amenities & Pubs**
- \ **EPC – tbc**
- \ **Council Tax Band - D**

Composite entrance door opening to entrance hall.

**Entrance Hall 17'0 x 5'9 Maximum **

Laminate flooring, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor accommodation, thermostat control, radiator, understairs storage cupboard housing consumer unit and meters, further storage cupboard with space and plumbing for a washing machine and tumble dryer, doors to accommodation off.

**Lounge/Diner 25'5 x 12'7 Maximum **

uPVC double glazed window to front, wood effect flooring, two radiators, power points, smooth plastered and coved ceiling, floor to ceiling uPVC double glazed window to rear providing a lovely outlook over surrounding area towards Boyce Hill golf course and beyond, feature mock fireplace with timber mantle, open plan to kitchen.

**Kitchen 9'11 x 8'8 **

Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven with four ring induction hob above and chimney style extractor over, space for a tall fridge freezer, space for a dishwasher, tiled splashbacks, power points, cupboard housing Ideal combination boiler, smooth plastered ceiling with inset spotlights tiled flooring, uPVC double glazed window to rear with uPVC double glazed door adjacent.

**Ground Floor W.C **

Modern two piece suite comprising push button WC, wall hung wash basin with chrome mixer tap, partly tiled walls, tiled flooring, smooth plastered and coved ceiling, uPVC obscure double glazed window to side.

**Landing 9'6 x 5'8 **

Fitted carpet, uPVC double glazed window to side, coved ceiling, loft access hatch, storage cupboard with shelving, doors to accommodation off.





**Bedroom One 12'6 x 11'2 Plus Door Recess **

uPVC double glazed window to front, fitted carpet, radiator, power points, storage cupboard.

**Bedroom Three 9'7 x 7'2 **

uPVC double glazed window to front, fitted carpet, radiator, power points, storage cupboard.

**Bedroom Two 12'5 x 11'1 Plus Door Recess **

uPVC double glazed window to rear providing beautiful outlook over surrounding area, fitted carpet, radiator, power points, TV point.

**Bathroom 7'2 x 5'7 **

Modern three piece suite comprising panelled bath with chrome controls, separate handheld attachment and drench style shower head above, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, uPVC obscure double glazed window to rear, heated towel radiator.

**Rear Garden **

The property benefits from a good size south facing rear garden commencing with elevated decking providing excellent outside seating facility with views towards Boyce Hill golf course and surrounding area, steps down to the remainder which is laid to lawn, storage area underneath decking, power points, side access to front via timber gate.

**Garage **

Up and over door to front, power and light connected.

**Front Garden **

Attractively block paved driveway providing off street parking for three/four vehicles.





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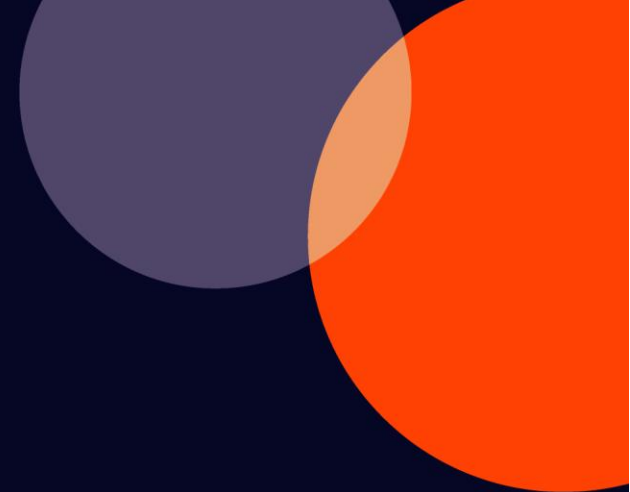












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