



- THREE/FOUR BEDROOMS
- OUTSIDE/GYM/PLAYROOM/OFFICE
- L SHAPED LOUNGE DINER
- GROUND FLOOR MAIN BEDROOM

117 Kimberley Road, Benfleet, SS7 5NH

Offers In Region Of £430,000

Well located is this DETACHED THREE/FOUR bedroom family home offering versatile accommodation and offered for sale with NO ONWARD CHAIN. There is a USEFUL OFFICE/GYM/PLAYROOM in the rear garden which is easily maintained.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with glazed insets leads to the spacious entrance hall. Stairs leads to the first floor. Storage cupboard. Radiator with a cover. Wood effect flooring.

### SHOWER ROOM

With a 3 piece suite comprising a low level wc with a concealed cistern vanity hand wash basin with cupboards under and a walk in shower with screen. Electric shower. Double radiator. Double glazed obscure window to the side.

### LOUNGE/DINER

This bright and airy room has various double glazed windows to 3 aspects and feature triple double glazed windows to the front. Two radiators. Coving, wood effect flooring.

### GROUND FLOOR MAIN BEDROOM

Double glazed window to the rear. High level obscure double glazed window to the side. Radiator. Coving.

### STUDY/ PLAYROOM

This useful room has a window to the side. Understairs storage cupboard. Heated towel rail. Door leads to the covered side area.

### KITCHEN/DINER

Well fitted with a range of gloss black units at eye and base level with ample work surfaces over. Ceramic hob with an extractor cooker hood over and a built under oven. Circular bowl sink unit with a mixer tap over. Space and plumbing for a dishwasher. Double glazed window to the side. Electric kick heater to the plinth. Large built in storage/pantry cupboard. Double glazed sliding patio doors lead to the rear garden. Wood effect flooring.





#### UTILITY AREA

To the side of the property with doors to the front and rear. Wall mounted gas fired combi central heating boiler. Space and plumbing for a washing machine.

#### LANDING

Access to the loft. Double glazed window to the rear.

#### BEDROOM TWO

Double glazed window to the front. Recess with shelving. Radiator. Wood effect flooring.

#### BEDROOM THREE

Double glazed window to the front. Double radiator, wood effect flooring.

#### BEDROOM FOUR

double glazed window to the rear. Radiator. Wood effect flooring.

#### BATHROOM

With a white 3 piece suite comprising a low level wc vanity hand wash basin with cupboards under and a panelled bath. Heated towel rail. Coving. Obscure double glazed window to the rear. Fully tiled to all visible walls.

#### OFFICE/STUDY /PLAYROOM

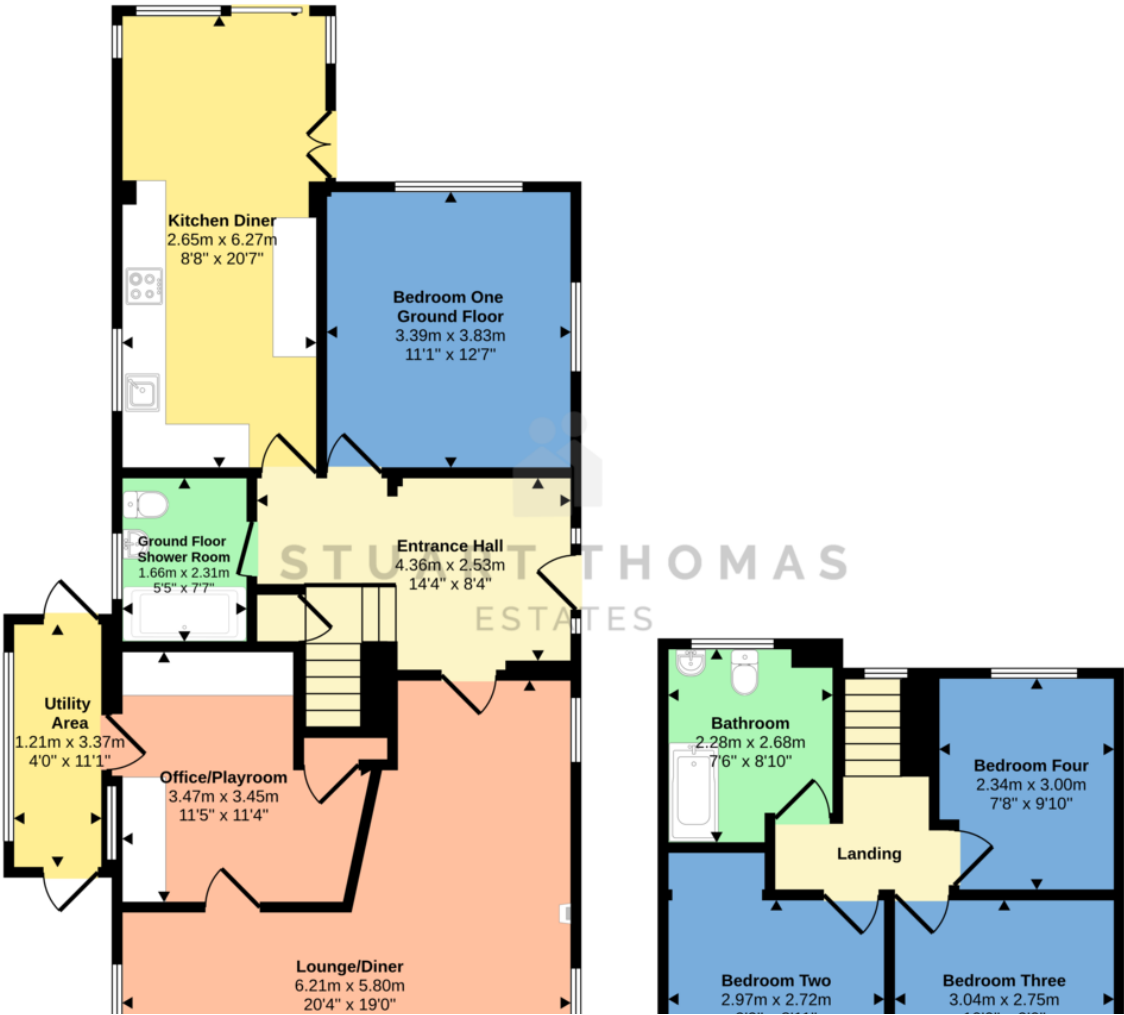
Originally the garage which can now be used for a variety of purposes.

#### REAR GARDEN

Commencing with a large decked area with steps leading down to an artificial lawn area. Brick built BBQ. Screen



Approx Gross Internal Area  
127 sq m / 1366 sq ft



fencing. Side access to the front. External power points.  
Outside gym/playroom/office.

GENERAL  
Tenure Freehold  
Castle Point Borough Council  
Council Tax Band F

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

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