



443 Church Road



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Benfleet  
Essex  
SS7 3HG

Guide price £450,000



Guide Price £450,000 - £475,000

With no onward chain, this wonderful well decorated detached home is perfect for those with a growing family looking for spacious living and excellent local amenities nearby. As you enter the property, you will discover a large lounge, modern kitchen, separate dining room, downstairs w/c, immaculate family bathroom and four great sized bedrooms. The exterior is also desirable with ample off street parking to the front, a garage for additional storage space and a lovely low maintenance rear garden. Location wise, you can enjoy being in walking distance to local shops and bus connections with multiple routes, a stones throw from several fields which are perfect for long walks all year round, a 20 minute walk from Tarpots where you'll discover a huge variety of shops, cafes and restaurants including the highly recommended Aspera and in quick access to the A13 and A127.



#### Entrance

Entrance door into porch with further door to:

#### Lounge

16'06" x 14" (5.03m x 4.27m)

Double glazed bay window to front, smooth ceiling with ceiling light, wall mounted lights, feature fireplace, two radiators, carpeted flooring.

#### Hallway

Ceiling with ceiling light, stairs leading to first floor landing, carpeted flooring, doors to:

#### Downstairs Cloakroom

Two piece suite comprising wash hand basin with mixer tap set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with pendant lighting, radiator, tiled flooring.

#### Kitchen

10'09" x 10'04" (3.28m x 3.15m)

Range of wall and base level units with laminate work surfaces above incorporating composite sink with mixer tap and drainer unit, integrated oven with four ring gas hob above and extractor unit over, space for fridge/freezer, double glazed window to rear, double glazed door to rear opening to rear garden, coved cornice to ceiling with ceiling light, tiled splashbacks, laminate flooring.

#### Dining Room

10'04" x 10'8" (3.15m x 3.25m)

Double glazed window to rear, coved cornice to ceiling with ceiling light, storage cupboard, radiator, laminate flooring.

#### First Floor Landing

Double glazed window to side, smooth ceiling with ceiling light, carpeted flooring, doors to:

#### Bedroom One

11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to rear, coved cornice to ceiling with ceiling light, built in wardrobes, radiator, carpeted flooring.

#### Bedroom Two

10'4" x 10'9" (3.15m x 3.28m)

Double glazed window to front, ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

#### Bedroom Three

11'6" x 8'5" (3.51m x 2.57m)

Double glazed window to rear, ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

#### Bedroom Four

10'4" x 8'6" (3.15m x 2.59m)

Double glazed window to front, ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with mixer taps above, rainfall shower above and handheld shower attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, heated towel rail, double glazed window to side, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

#### Rear Garden

Slab paved seating area, outside tap, remainder laid to artificial lawn, side gate providing access to front garden.

#### Garage

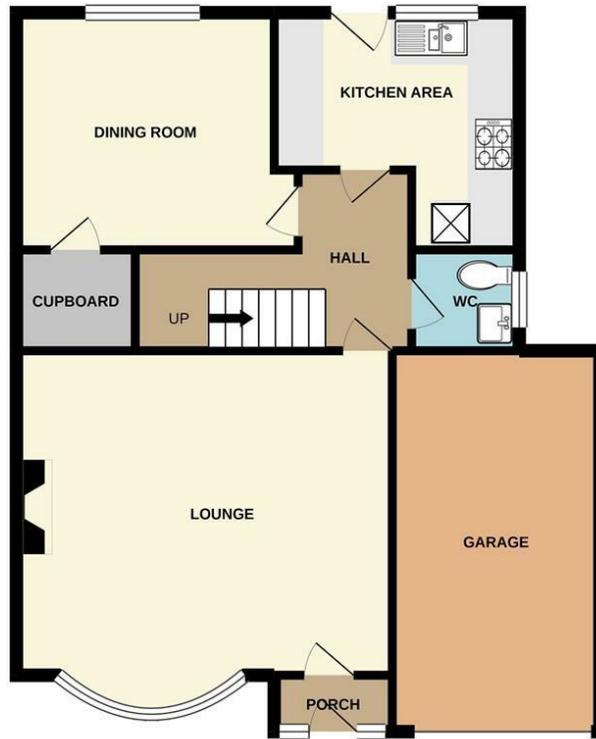
Up and over door to front, power and lighting.

#### Front Garden

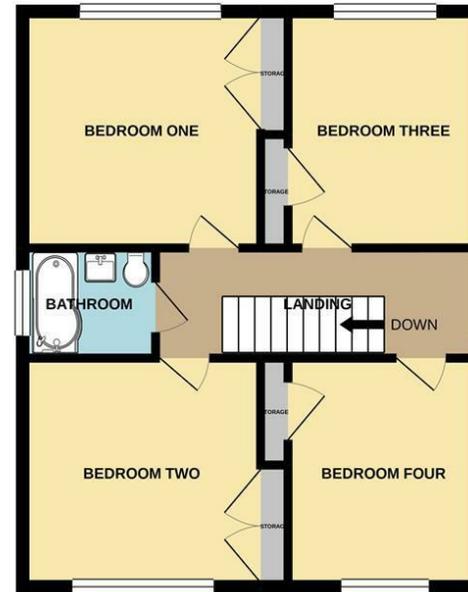
Block paved driveway providing ample off street parking, step up to front entrance door, up and over door to garage, side gate providing access to rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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