



16 Lynton Road



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Benfleet
Essex
SS7 2QQ

Guide price £400,000



Guide price £400,000 - £425,000

This stunning three bedroom semi-detached house is the perfect home for a young family being only a short walk from local shops and amenities, it has been renovated and decorated to a high standard throughout with rewiring, pressure system boiler serviced this year and external insulation that does not require any maintenance. The property comes with off street parking for two vehicles and side gated access to a beautiful west facing rear garden which is a wonderful space to relax whilst entertaining guests throughout the year with a paved seating area, outbuilding and shed for additional storage. Inside the property, you will find a downstairs w/c, spacious lounge, modern extension with patio doors opening to the rear garden, large kitchen with a breakfast bar and separate utility room, immaculate four piece suite family bathroom, study and three great sized double bedrooms with an en-suite to bedroom one. Another true selling point to this incredible property is its fantastic location being in catchment to Westwood Academy and Belfairs Academy which are both highly sought after schools in the area, you can stroll 5 minutes down the road and be in the high street where you will find shopping, cafes, bars and restaurants, multiple bus connections, easy access to the A13 leading to the A127 and only a 20 minute walk from the iconic Hadleigh Castle where the whole family can enjoy long walks in the fresh air whilst soaking up the surrounding nature and scenic views.



Entrance

Entrance door into hallway comprising smooth ceiling with pendant lighting, stairs leading to first floor landing, radiator, carpeted flooring, doors to:

Downstairs W/C

Low level w/c, smooth ceiling with ceiling light, double glazed obscure window to side, linoleum flooring.

Lounge

10'11" x 9'10" (3.33m x 3.02m)

Double glazed bay window to front, coved cornice to ceiling with pendant lighting, wall mounted lights, dado rail, brick built feature fireplace with wooden mantle and tile surround, radiator, carpeted flooring.

Extension

8'5" x 18'2" (2.59m x 5.54m)

Double glazed Velux window to side, double glazed patio door to rear leading to rear garden, smooth ceiling, wall mounted lights, radiator, laminate flooring, open into:

Kitchen

9'8" x 12'7" (2.97m x 3.86m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, breakfast bar with roll top work surfaces above, space for range style cooker with extractor unit over; space for dishwasher, space for American style fridge freezer, double glazed window to side, smooth ceiling with ceiling light and fitted spotlights, radiator, laminate flooring, door to:

Utility Room

5'6" x 7'4" (1.68m x 2.26m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap, wall mounted pressure system boiler, space for washing machine, space for tumble dryer, double glazed window to rear, double glazed French door to rear leading to rear garden, smooth ceiling with fitted spotlights, radiator, laminate flooring.

First Floor Landing

Double glazed window to rear, smooth ceiling with fitted spotlights, stairs leading to bedroom one on second floor, radiator, carpeted flooring, doors to:

Bedroom Two

10'0" x 11'6" (3.07m x 3.51)

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

Bedroom Three

10'0" x 13'1" (3.07m x 4.01m)

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

Study

5'8" x 8'3" (1.73m x 2.54m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Four piece suite comprising walk in shower cubicle with handheld attachment over, panelled bath with taps above and handheld shower attachment over, pedestal wash hand basin, low level w/c, chrome heated towel rail, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

Bedroom One

14'0" x 17'5" (4.29m x 5.33m)

Double glazed windows to side and rear, double glazed Velux window to front, smooth ceiling with pendant lighting, eaves storage cupboard, radiator, carpeted flooring, door to:

En Suite

Three piece suite comprising walk in shower cubicle with handheld attachment over, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, laminate flooring.

Rear Garden

Block paved seating area, shingled area with feature fish pond, external insulation, block paved pathway leading to rear with shed to remain and outbuilding, remainder laid to lawn, mature trees, raised shrub borders to side, side gated access to front garden.

Outbuilding

16'4" x 12'9" (4.98m x 3.89m)

Door to front, windows to front and side, felt roof, wooden ceiling with three strip lights, wall mounted floor to ceiling shelving units, concrete flooring.

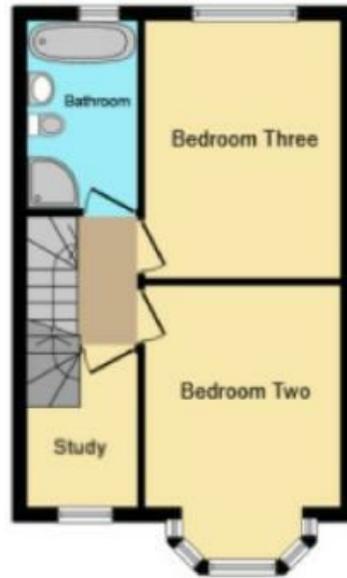
Front Garden

Hardstanding driveway providing off street parking for two vehicles, step up to front entrance door, side gated access to rear garden.





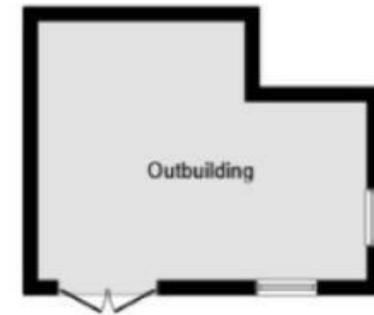
Ground Floor



First Floor



Second Floor



Outbuilding