



16 The Larches



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Benfleet  
Essex  
SS7 4NR

Guide price £350,000



Guide Price £350,000 - £360,000

Whether you are a first time buyer or looking to just up size into your first family home, this three bedroom semi detached house tucked away at the end of this quiet cul-de-sac location could be the perfect home for you and your family. Modern through out and very spacious, you will be able to move in with complete ease! We can already see you utilising the barbecue area at the rear of the garden that Mr and Mrs I have created as we catch the last few moments of the British summer. Location wise you are able to walk to shops, schools and parks in no time at all and for everything else you really are only a short drive away including Benfleet station and the A127.



Entrance  
door into hallway comprising smooth ceiling with pendant lighting, stairs leading to first floor landing, storage cupboard, door to:

Downstairs Cloakroom  
Two piece suite comprising wall mounted wash hand basin and low level w.c, double glazed obscure window to side, tiled splash backs and linoleum flooring.

Kitchen  
9'4 < 15'9 x 13'4 (2.84m < 4.80m x 4.06m)  
Range of wall and base level units with laminate work

surfaces above incorporating sink and drainer unit, space for range style oven and extractor unit above, integrated fridge freezer, washing machine and dishwasher, tiled splash backs, antico flooring, double glazed window to rear, double glazed door to rear into rear garden, wall mounted radiator, smooth ceiling with both pendant lighting and fitted spotlights.

Lounge  
15'8 x 11'7 (4.78m x 3.53m)  
Double glazed window to front, coved cornice to smooth ceiling, radiator, laminate flooring.

### First Floor Landing

Coved cornice to smooth ceiling and pendant lighting, loft access, carpeted flooring, storage over stairs, doors to:

### Bedroom One

15'4 x 11'4 (4.67m x 3.45m )

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, laminate flooring, built in wardrobes.

### Bedroom Two

9'6 x 8'7 (2.90m x 2.62m )

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

### Bedroom Three

6'9 x 10'2 (2.06m x 3.10m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

### Main Bathroom

Three piece suite comprising tiled panelled bath and shower attachment over, pedestal wash hand basin and low level w.c, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls and flooring, chrome heated towel rail.

### Rear Garden

Slab paved seating area leading onto lawn, shrub borders, brick built barbecue, side gated access, door providing access to garage.

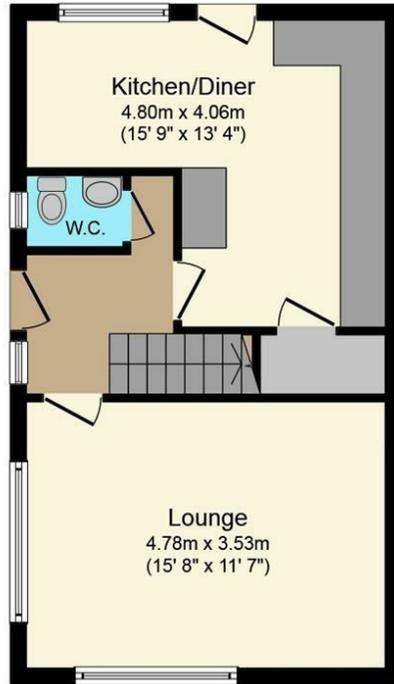
### Front Garden

Shingle driveway providing off street parking for multiple vehicles leading onto crazy paved area, side gated access to rear garden, access to:

### Garage

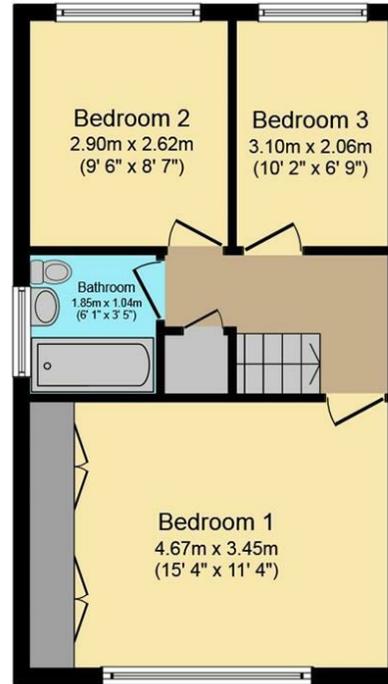
Up and over door, door to side with access into garden, power and lighting.





### Ground Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

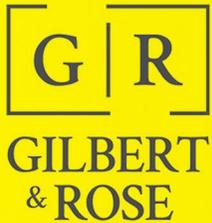


### First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 82.0 sq. m. (883 sq. ft.) approx

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