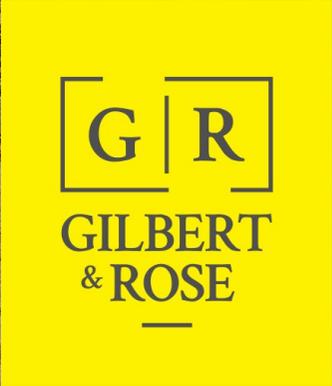




35 Villa Road



35 Villa Road  
Benfleet  
Essex  
SS7 5QL

Guide price £325,000



£325,000 - £350,000

This amazing semi-detached bungalow has been decorated beautifully from top to bottom to create a wonderful family home close to excellent local amenities. The property provides ample off street parking and side gated access to a stunning south facing rear garden with an additional summer house currently used as a games room with a bar and a large decked seating area with space for a hot tub which is the perfect space for entertaining guests all year round. Walk through the front entrance door and you will fall in love with the stylish interior; you will find a lovely kitchen with a recently fitted boiler and breakfast bar, two spacious open plan reception rooms including dining room and lounge, modern four piece suite bathroom and three great sized double bedrooms. Location wise, this fantastic property is a 25 minute walk from Benfleet station which is ideal for commuters, easy access onto the A130 and A13, multiple bus connections, you can stroll 5 minutes down the road to Villa Road Recreation Ground where you can meet friends and enjoy long walks in the surrounding nature and only a 10 minute walk from Tarpots where you will find shops, cafes, bars and restaurants including the highly recommended Aspera with great food and drinks.



#### Entrance

Entrance door into hallway comprising smooth ceiling with pendant lighting, meter cupboard, stoned flooring, doors to:

#### Kitchen

Range of wall and base level units with granite work surfaces above incorporating one and a half stainless steel sink and drainer unit, granite work surfaces extending into breakfast bar, integrated oven with four ring gas hob above and extractor unit over, integrated dishwasher, washing machine and fridge/freezer, storage cupboard housing combination boiler, double glazed window to side, double glazed door to side, smooth vaulted ceiling with ceiling lights, glass splashbacks, tiled flooring, open into:

#### Lounge

Double glazed window to front, coved cornice to smooth vaulted ceiling with pendant lighting, wall mounted lights, skirting radiators, laminate flooring, step up to:

#### Dining Room

Drop feature ceiling with fitted spotlights, dado rail, skirting radiators, amtico flooring, double doors to:

#### Inner Hallway

Smooth ceiling with ceiling light, laminate flooring, doors to:

#### Bedroom One

Double glazed French doors with glass panes either side to

rear opening to rear garden, coved cornice to smooth ceiling with fan pendant lighting, radiator, laminate flooring.

#### Bedroom Two

Double glazed French doors with glass panes either side to rear opening to rear garden, smooth ceiling with fan pendant lighting, radiator, laminate flooring.

#### Bedroom Three

Double glazed window to side, coved cornice to smooth ceiling with fan pendant lighting, radiator, laminate flooring.

#### Bathroom

Four piece suite comprising roll top panelled bath with fountain tap and handheld rainfall shower attachment over, corner walk in shower cubicle with handheld attachment over, bowl sink with mixer tap set into vanity unit, low level w/c, chrome heated towel rail, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

#### Rear Garden

Large composite two tier decked seating area with feature lighting, balustrade surrounding and space for hot tub, artificial lawn area with feature shrub borders, storage area to rear, door providing access to games room, double side gates providing access to front garden.

#### Summer house/Games Room

Double glazed French doors to side opening to rear garden, double glazed windows to front, side and rear, UPVC ceiling with fitted spotlights and pendant lighting, bar area with power and space for fridge/freezer, linoleum flooring.

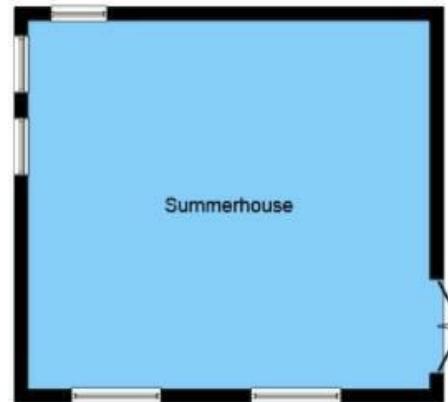
#### Front Garden

Block paved driveway providing off street parking for multiple vehicles, raised gravel area with block paved border, mature trees, double side gates providing access to rear garden.





**Floor Plan**



**Outbuilding**