



16 Kingston Road



16 Kingston Road  
Benfleet  
SS7 1DW

Guide price £425,000



Guide Price £425,000 - £450,000

This wonderful detached family home provides beautiful interior from top to bottom and spacious living throughout. Inside the property, you will find a large lounge, stunning open planned kitchen/diner with utility room to the side, downstairs cloakroom, three great sized bedrooms with en-suite to bedroom one and a modern family bathroom. The exterior is just as stunning as the interior with a well maintained front garden, driveway for off street parking, garage for additional storage space and large rear garden with multiple seating areas, perfect for when entertaining. Location wise, this development is situated close to local shops, a short drive from Hadleigh High Street which is perfect for all shopping necessities, Hadleigh Castle and Park for long beautiful walks all year round, within quick access to the A13 and in catchment to Westwood Academy and The King John School.



#### Entrance

Door into hallway comprising smooth ceiling with pendant lighting, herringbone flooring, stairs leading to first floor landing, storage under stairs, doors to:

#### Kitchen/Diner

18' x 9'7 (5.49m x 2.92m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half composite sink and drainer unit with flexi mixer tap, integrated four ring gas hob with oven below and extractor unit

over, tiled splash backs, integrated fridge freezer and dishwasher, double glazed window to front and rear, smooth ceiling with pendant lighting, two radiators, herringbone flooring, door to:

#### Utility Room

6'2 x 5'9 (1.88m x 1.75m)

Range of wall and base level units with roll top work surfaces above incorporating space for washing machine and tumble dryer, smooth ceiling with pendant lighting, herringbone flooring, double glazed obscure door to rear leading to rear garden.



#### Lounge

18'9" × 10'10" (5.72m × 3.30m)

Double glazed window to front, double glazed French door to rear leading to rear garden, smooth ceiling with pendant lighting, radiator, herringbone flooring.

#### Downstairs W/C

Two piece suite comprising wash hand basin set into vanity unit with mixer tap and tiled splash backs, low level w/c, smooth ceiling with pendant lighting, radiator, herringbone flooring.



#### First Floor Landing

Double glazed window to rear, smooth ceiling with ceiling light, radiator, airing cupboard, carpeted flooring, doors to:

#### Bedroom One

12'4" × 10' (3.76m × 3.05m )

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

#### En-Suite

Three piece suite comprising tiled shower cubicle with hand held attachment over, pedestal wash hand basin with mixer tap, low level w/c, double glazed obscure window to front, smooth ceiling with fitted spotlights, partially tiled walls, heated towel rail, tiled flooring.

#### Bedroom Two

11'3" × 9'8" (3.43m × 2.95m)

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

### Bedroom Three

8'10 x 7'6 (2.69m x 2.29m)

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

### Bathroom

Three piece suite comprising panelled bath with rainfall shower and hand held attachment over, pedestal wash hand basin with mixer tap, low level w/c, double glazed obscure window to rear, smooth ceiling with ceiling light, extractor fan, partially tiled walls, heated towel rail, vinyl flooring.

### Rear Garden

Decked seating area leading to artificial lawn area, play area to side with sleeper borders, wood chippings and raised flower beds, further raised sleeper borders to rear with flower beds, slab paved seating area to rear, access to garage.

### Front Garden

Block paved driveway providing off street parking, slab paved pathway leading to front entrance door with mostly lawn and shrubbery to sides, picket fence surrounding, access to garage.

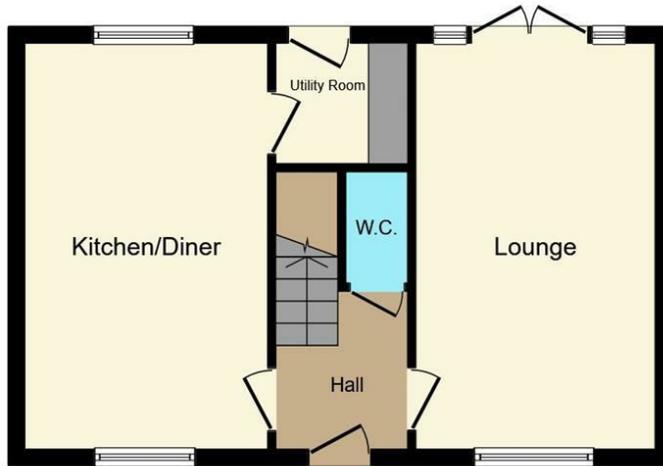
### Garage

10' x 23'10 (3.05m x 7.26m)

Double doors to front, double glazed obscure door to rear, power and lighting.





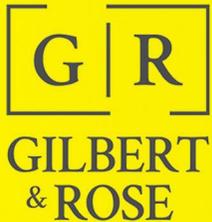


**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



1333 London Road  
Leigh on Sea  
Essex SS9 2AD

01702 595 225  
sales@gilbertandrose.co.uk  
www.gilbertandrose.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.