



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**35 Hillside Road, Benfleet, Essex, SS7 1JR**

**Guide Price £700,000 Freehold - £725,000**

Guide Price £700,000 - £725,000 Located in this highly sought after location within approx 10 Minutes walk of the station and within King John catchment, this individual 4 bedroom detached family home with 18ft Luxury modern kitchen open to family room with Bi- Fold doors, master bedroom with dressing room & en-suite, plus ground floor study. viewing highly recommended.

## 35 Hillside Road, Benfleet, Essex, SS7 1JR

### Property Description

A SPACIOUS 4/5 BEDROOM DETACHED CHARACTER HOUSE situated in this highly sought after position approx. 10 minutes' walk of Benfleet mainline railway station with an elevated position enjoying pleasant far reaching views over the surrounding area. The current vendors have modernised the property throughout with accommodation now including 26'10 x 15' max. lounge with feature fireplace, study/bedroom 5, ground floor cloakroom and stunning kitchen and family room to rear.

The first floor offers master bedroom with dressing room and luxury en-suite shower room, 3 further double bedrooms and additional family bathroom with shower and bath.

Externally, the established rear garden measures approximately 53' x 42' and is well screened with a variety of shrubs and established trees. The front garden provides attractive lawn area, off road parking and access to the integral garage.

The property is also situated within the King John School Catchment and provides easy walking distance to local nurseries and junior schools.

### Accommodation

Double glazed upvc entrance door to:-

#### Entrance Hall



Radiator with ornate cover. Tiled floor and raised area with parquet wood flooring. Stairs to first floor. Under stairs storage cupboard. Skimmed and coved ceiling. Additional storage cupboard. Doors to:-

#### Lounge 26'10 x 15'0 max (8.18m x 4.57m max)



Two double glazed windows to side. Double glazed bay window to front. Radiator. Skimmed and coved ceiling. Dado rail. Parquet wood flooring. Multi-fuel wood burning stove.



#### Inner Hall 9'0 x 6'0 (2.74m x 1.83m)

Providing access to kitchen and study with doorway to side lobby. Skimmed ceiling. Inset spotlights. Tiled floor.

#### Inner Lobby

Providing access to ground floor cloakroom and door to garage.

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### Ground Floor Cloakroom



Luxury modern white suite comprising close coupled wc. Pedestal wash hand basin. Chrome towel radiator. Tiled floor. Skimmed and covered ceiling.

### Study/Bedroom Five 10'0 x 9'0 (3.05m x 2.74m)



Skimmed and covered ceiling. Double glazed window to side. Radiator. Tiled floor.

### Kitchen 18'2 x 10'9 (5.54m x 3.28m)



Modern luxury kitchen fitted with attractive range of gloss eye and base level units. Quartz work surfaces with Quartz splash backs. Integrated appliances include Bosch oven and Siemens microwave oven above, dishwasher, fridge, freezer, inset Bosch

hob with Bosch stainless steel and glass extractor canopy over. Skimmed and covered ceiling. Tiled floor with underfloor heating. Space for table and chairs. Stunning bi-fold doors to rear and open archway to family room.



### Family Room 11'3 x 10'7 (3.43m x 3.23m)



Double glazed windows to rear and double glazed French doors to garden. Double glazed high level window to side. Glass roof.

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**Landing**



Spacious landing area with double glazed window to front. Storage cupboard. Loft access

**Bedroom One 13'9 x 9'9 (4.19m x 2.97m)**



Double glazed window to front. Radiator. Skimmed and covered ceiling. Archway to dressing room.

**Dressing Room 9'8 x 6'8 (including wardrobes) (2.95m x 2.03m (including wardrobes))**



Double glazed window to rear. Radiator. Skimmed and covered ceiling.

**En-Suite Shower Room 8'7 x 5'7 (2.62m x 1.70m)**



Modern luxury white suite comprising walk-in shower. Vanity wash hand basin and concealed cistern in attractive unit with complementary wall mounted units. Double glazed window to rear. Skimmed ceiling.

**Bedroom Two 15'0 x 12'2 (4.57m x 3.71m)**



Double glazed window to front. Double glazed window to side. Radiator. Skimmed and covered ceiling.

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**Bedroom Three 12'2 x 9'6 (3.71m x 2.90m)**



Skimmed and coved ceiling. Double glazed window to rear. Double glazed window to side. Radiator.

**Bedroom Four 11'6 x 7'9 (3.51m x 2.36m)**



Skimmed and coved ceiling. Double glazed window to side. Radiator.

**Family Bathroom 9'0 x 6'5 (2.74m x 1.96m)**



Luxury four piece modern white suite comprising tiled surround bath and separate shower cubicle. Close coupled wc. Wall mounted wash hand basin. Attractive tiled walls and floor. Double glazed obscure glazed window to rear. Skimmed and coved ceiling with inset spotlights and chrome towel radiator. Double glazed window to rear.

**Rear Garden approx 53' x 42' (approx 16.15m x 12.80m)**



Established rear garden with patio and lawned areas. Various shrub and tree plantings to rear creating a well screened garden which is mainly secluded, . Two water taps. Two gated side entrances, plus shed.



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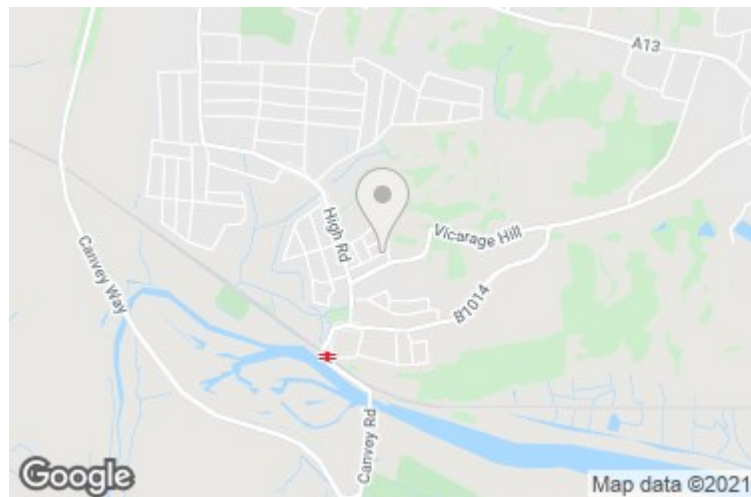
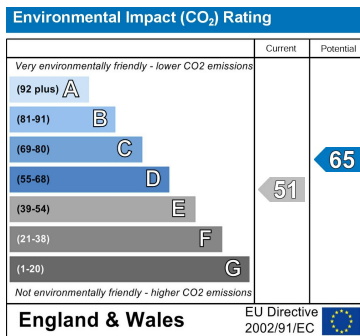
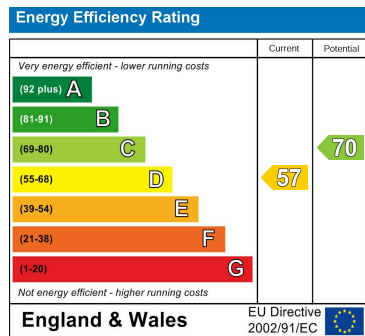


## Garage 21'4 x 9'8 (6.50m x 2.95m)

Up and over door. Light and power. Wall mounted combi boiler. Rear of garage utilised as utility area. Internal door to property.

## Front Garden

Established and attractive front garden area retained by brick wall. Off road parking via granite sett driveway which in turn provides access to the integral garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1152 SQ.FT.  
(107.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 826 SQ.FT.  
(76.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1978 SQ.FT. (183.8 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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