



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**61 St. Clements Road, Benfleet, Essex, SS7 5XH**

**Price £535,000 Freehold**

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME offering good sized accommodation including a kitchen/diner, lounge with feature fireplace, study/playroom and cloakroom/w.c. To the 1st floor four double bedrooms and a modern family bathroom, including a master bedroom with en-suite shower room.

Externally, an established landscaped rear garden, mostly laid to lawn bordered with flowerbeds, patio area, side access, three wooden sheds. To the front a low level walled frontage with hard standing driveway providing ample off street parking in addition to the one and half integral garage.

The property is location in a convenient position, within walking distance of Villa Road recreational ground, schools for children of all ages and easy access to the A13 with bus services to most surrounding areas.

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## Accommodation

Wooden part glazed entrance door, leading to:

## Entrance Hall



Coved ceiling, carpet, half paneled walls, radiator and power points. Understairs storage cupboard. Doors leading to:

## Kitchen/Diner 15'8 x 12'3 (4.78m x 3.73m)



Upvc double glazed bay window to front aspect and window to side aspect, coved ceiling with inset spotlights, fitted painted oak wall and base units, tiled splashbacks, one and half ceramic sink with drainer, integrated appliances comprising of 5 ring gas hob with extractor fan over, double oven, dishwasher, space for American style fridge freezer, plinth heater and power points.



## Lounge 19'8 x 11'8 (5.99m x 3.56m)



Upvc double glazed window to rear and French doors leading to garden, coved ceiling, dado rail, carpet, feature fireplace, radiator, TV and power points.



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## Study/Play Room or Optional 5th Bedroom 11'8 x 6'4 (3.56m x 1.93m)



Upvc double glazed window and door opening to garden, covered ceiling, carpet, radiator, TV and power points.

## Master Bedroom 15'11 x 11'1 (4.85m x 3.38m)



Upvc double glazed windows to rear aspect, coved ceiling, carpet, radiator, TV and power points.

## Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, coved ceiling, dado rail, close coupled w.c., wall mounted wash hand basin with mixer tap, radiator.



## Master En-Suite

Upvc double glazed obscure window to side aspect, fully tiled walls, shower cubicle with glass door, vanity wash hand basin with mixer tap, close coupled w.c., radiator.

## Landing



Upvc double arched window to side aspect over staircase, coved ceiling carpet, airing cupboard. Doors leading to:

## Bedroom Two 13'9 x 9'5 (4.19m x 2.87m)



Upvc double glazed window to front aspect, coved ceiling, carpet, radiator, TV and power points.

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**Bedroom Three 11'1 x 10'1 (3.38m x 3.07m)**



Upvc double glazed window to rear aspect, coved ceiling, carpet, radiator, TV and power points.

**Bedroom Four 12'3 x 9'5 (3.73m x 2.87m)**



Upvc double glazed window to front aspect, coved ceiling, carpet, radiator, TV and power points. (Access to loft which is boarded)

**Family Bathroom 9'2 x 5'1 (2.79m x 1.55m)**



Upvc double glazed obscure window to side aspect, coved ceiling, fully tiled walls, modern white suite comprising of a paneled bath, wall mounted vanity unit with inset twin wash hand basins with mixer taps, close coupled w.c, radiator.

**Integral Garage 17'9 x 12'8 (5.41m x 3.86m)**



One and half garage with electric roller door to front, lighting and power points. Fitted units with inset sink, space for washing machine, tumble dryer and freestanding fridge freezer. Integral door to main house.

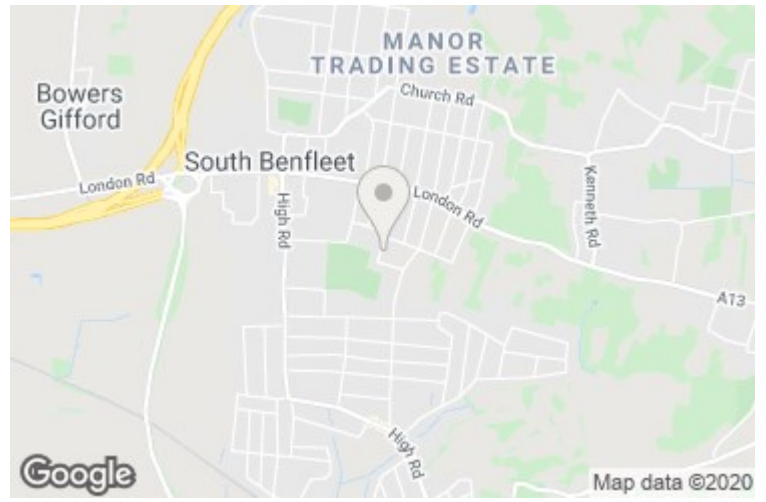
**Rear Garden**



Landscaped rear garden commencing with patio, leading to lawned area bordered with established flower beds and shrubs, side access, three wooden sheds two with power supply.



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## Front Garden



Low level walled frontage with flower bed behind, hardstanding driveway providing ample off street parking in addition to the integral garage.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>61</b>	Potential: <b>80</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>59</b>	Potential: <b>80</b>
England & Wales EU Directive 2002/91/EC	



Ground Floor



1st Floor



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.