



COUNTRYSIDE ESTATES

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1 Elounda Court, Benfleet, Essex, SS7 5QA

£545,000 Freehold

LARGE 4 DOUBLE BEDROOM HOUSE located in a popular cul-de-sac position within just a few minutes' walk of Kents Hill Primary & Holy Family Primary School whilst Appleton Senior School is also within just a short walk and bus services run via Kents Hill Road to Benfleet Station and surrounding areas.

1 Elounda Court, Benfleet, Essex, SS7 5QA

Property Description

A very spacious FOUR DOUBLE BEDROOM HOUSE located in a popular cul-de-sac position within just a few minutes' walk of Kents Hill Primary & Holy Family Primary School whilst Appleton Senior School is also within just a short walk and bus services run via Kents Hill Road to Benfleet Station and surrounding areas.

The property enjoys good size family accommodation which includes two separate reception rooms, an 18' modern fitted kitchen/diner with French doors which in turn lead to a 40' x 40' approx. west backing landscaped rear garden with feature composite low maintenance decking. To the front there is a 1½ width garage plus ample off street parking.

The property has been well maintained throughout and enjoys upvc double glazing and gas fired radiator central heating and viewing is highly recommended.

Accommodation

Upvc double glazed door with glazed inset leading to:-

Spacious Entrance Hall 21'9 x 5'1 (6.63m x 1.55m)

Staircase to first floor with inset LED lighting. Karndean flooring. Coved and skimmed finished ceiling with inset ceiling lights. Personal door to garage. Power point.

Cloakroom

Window to flank. White suite comprising vanity wash hand basin with cupboards under and tiled splash back. Close coupled wc. Coved and skimmed finished ceiling with inset ceiling lights. Karndean flooring.

Lounge 18'0 x 14'0 (5.49m x 4.27m)



Part glazed double doors to hall. French doors and full height side panels to rear overlooking garden. Wood laminate flooring. Feature limestone surround fireplace with slate hearth and inset gas coals fire. Radiator. Power points.



Dining Room 11'10 x 11'5 (3.61m x 3.48m)



Bay window to front. Wood laminate flooring. Coved and skimmed finished ceiling. Part glazed door to hall. Under stairs storage cupboard.

Kitchen/Diner 18'0 x 11'10 reducing to 8'10 (5.49m x 3.61m reducing to 2.69m)



French doors to rear leading onto garden and window to flank. Extensive range of white gloss fitted base and wall cupboards. Two drawer pack units. Wine rack. Integrated dishwasher. Range of fitted worktops with inset 1.5 single drainer sink unit. Integrated fridge and freezer. LED lighting to plinths. Tiled splash backs to work surface areas. Karndean flooring

1 Elounda Court, Benfleet, Essex, SS7 5QA



basin with cupboards under and tiled splash back. Close coupled wc with push button control. Window to rear. Skimmed finished ceiling with inset ceiling lights. Tiled floor.

Bedroom Two 12'0 x 11'9 (3.66m x 3.58m)



Window to rear. Radiator. Wood laminate flooring. Coved and skimmed finished ceiling. Double built in wardrobe cupboard. Power points.

Landing

Window to flank. Good sized landing with airing cupboard housing lagged copper cylinder and shower pump. Coved and skimmed finished ceiling with inset ceiling lights.

Bedroom One 15'0 x 11'0 (4.57m x 3.35m)



Window to rear. Wood laminate flooring. Coved and skimmed finished ceiling. Power points. Double built in wardrobe cupboard with lighting.

Bedroom Three 12'0 x 8'0 (3.66m x 2.44m)



Window to front. Radiator. Power points. Wood laminate flooring. Coved and skimmed finished ceiling.



En-suite Shower Room

White suite comprising fully tiled shower cubicle. Wash hand

1 Elounda Court, Benfleet, Essex, SS7 5QA

Bedroom Four 12'0 x 7'8 (3.66m x 2.34m)



Window to front. Wood laminate flooring. Coved and skimmed finished ceiling. Power points.

Bathroom

Spacious room with white suite comprising panelled bath with handgrips and tiled surround. Vanity wash hand basin with cupboards under. Close coupled wc with push button control. Fully tiled shower cubicle with overhead and handheld shower. Window to front. Coved and skimmed finished ceiling with inset ceiling lights.

Rear Garden approx 40' x 40' (approx 12.19m x 12.19m)



Backing west. Fencing to boundaries. Feature composite full width decking with inset LED lighting. Numerous power sockets. Lighting. Side entrance. Water tap. Neat lawn area. Suntrap patio to rear of garden. Shed with power.



Garage 14'0 x 16'7 (4.27m x 5.05m)

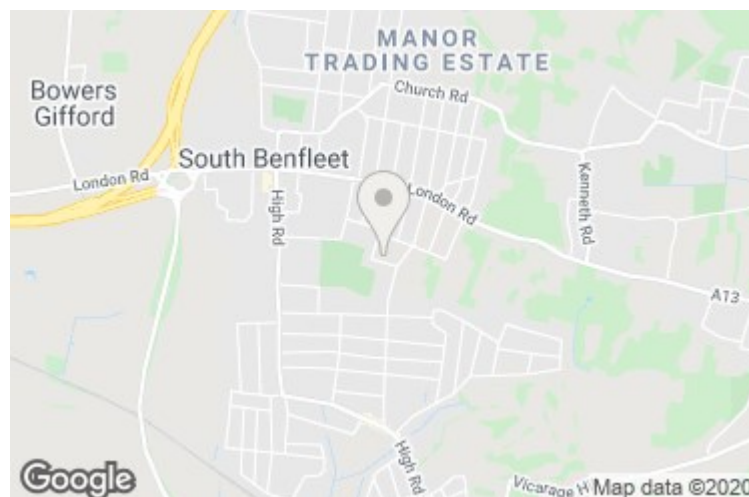
Electric up and over door. Light and power. Plumbing for washing machine. Fitted wall cupboards. Butler sink unit with hot and cold water supply. Wall mounted gas central heating boiler. Fitted electric wall heater. Personal door to hall and door to garden.

Front Garden

Brick boundary wall. Ample off street parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	76
England & Wales		EU Directive 2002/91/EC	

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





Ground Floor
 Approximate Floor Area
 986.62 sq. ft
 (91.66 sq. m)



First Floor
 Approximate Floor Area
 755.41 sq. ft
 (70.18 sq. m)

Total Approximate Floor Area
 1742.03 sq. ft
 (161.84 sq. m)



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.