



212 Benfleet Road, Benfleet, Essex, SS7 1QQ

£850,000 Freehold



**COUNTRYSIDE
ESTATES**

212 Benfleet Road, Benfleet, Essex, SS7 1QQ

An IMPRESSIVE DOUBLE FRONTED DETACHED HOUSE with planning permission to extend further located in this highly sought after position, being within just a short walk of King John Senior School/Sixth Form College.

This individual home has been maintained to a good standard throughout and occupies a good sized plot, having an impressive 50' road frontage with in and out driveway and secluded and established rear garden approx. 50' x 130' with through access to Shipwrights Drive via a double length garage and additional driveway. A spacious self-contained outbuilding with w.c. and power supply which, subject to planning approval, would be ideal as additional accommodation for a family member

The property offers spacious family accommodation, which includes a 27' double aspect lounge with French doors, separate dining room, fully fitted kitchen plus utility/wc, ground floor study and large master bedroom to the first floor with dressing room and shower room en suite.

The property is being sold with no onward chain and enquiries are strongly advised.



ACCOMMODATION

Oak half glazed entrance door opening to:

SPACIOUS RECEPTION HALL

15'3 x 12'6 (4.65m x 3.81m)

Central turned spindle staircase leading to part galleried landing, coved artex ceiling, carpet, dado rail, cupboard housing meters, radiator. and power points. Half glazed double doors leading to inner hallway:

INNER HALLWAY

Coved artex ceiling, carpet, power points, large archway to dining room. Doors leading to kitchen and wc.

LOUNGE

27'3 x 12'10 (8.31m x 3.91m)

A bright and spacious double aspect room with bay window to front and French doors to rear with full height side panels, coved smooth plastered ceiling with inset spot lights, carpet, two radiators, feature open fire place, TV and power points.

DINING ROOM

12' x 10' (3.66m' x 3.05m')

French doors to rear with matching full height side panels, coved artex ceiling, carpet, dado rail, radiator and power points.

STUDY/OPTIONAL BEDROOM 4

9'8 x 8'5 (2.95m x 2.57m)

Bay window to front, coved artex ceiling with inset spot lights, radiator and power points.

KITCHEN

12'9 x 10'3 (3.89m x 3.12m)

Window to rear, half glazed door to side, coved smooth plastered ceiling with inset spotlights, laminate wood flooring, fitted with extensive range of base and wall units, drawer pack, two pull out basket drawers, pelmet above sink incorporating lighting, gas hob, electric double oven, integrated appliances comprising fridge and freezer, dishwasher. Canopy above hob incorporating extractor hood, radiator and power points.

UTILITY/WC

Window to flank, close coupled w.c., vanity wash hand basin, concealed space and plumbing for washing machine, concealed space for tumble dryer, fitted worktops, range of storage cupboards and broom cupboard, tiled to working areas, artex ceiling with inset spotlights.

LANDING

Spacious part galleried landing with window to front, dado rail, radiator and power points.

MASTER BEDROOM

16' x 13'max. plus built in wardrobes (4.88m' x 3.96m'max. plus built in wardrobes)

Window to rear, smooth plastered ceiling, range of floor to ceiling wardrobes to two walls with sliding doors, radiators, TV and power points. One range of wardrobes incorporating sliding door leading to:



DRESSING ROOM

9' x 7' plus wardrobes (2.74m' x 2.13m' plus wardrobes)

Window to front, smooth plastered ceiling with inset spot lights, matching wardrobes to bedroom, floor to ceiling to one wall with sliding doors, radiator and power points. Door to:

SHOWER ROOM EN-SUITE

Window to flack, smooth plastered ceiling with inset spot lights, tiled flooring, fully tiled walls, white suite comprising corner curved shower cubicle, close coupled w.c. Vanity wash hand basin with mixer tap and cupboards under, heated towel rail.

BEDROOM 2

12'10 x 10'6 including wardrobes (3.91m x 3.20m including wardrobes)

Window to rear, coved artex ceiling, wood laminate flooring, fitted wardrobes with inset chest of drawers, radiator, TV and power points.

BEDROOM 3

10'5 x 9'8 (3.18m x 2.95m)

Window to rear, coved artex ceiling, wood laminate flooring, radiator, TV and power points.

BATHROOM

13' x 11'4 max (3.96m' x 3.45m max)

Window to front, coved artex ceiling with inset spot lights, tiled flooring, half tiled walls, White suite comprising tiled paneled bath with pull out shower, close coupled w.c., pedestal wash hand basin, bidet and fully tiled shower cubicle with Aqualisa shower unit, radiator, plus heated towel rail.

GARDEN

50' x 90' approx (15.24m' x 27.43m' approx)

Attractive and secluded garden with extensive paved patio, good sized lawn area, pathway leading to rear of garden. Well established shrubs, trees and flower borders, water feature. Two side entrances, one with covered area providing storage facilities.

SUMMERHOUSE

10' x 8' (3.05m' x 2.44m')

OUTBUILDING/OFFICE/GAMES ROOM

21'3 x 15'1 (6.48m x 4.60m)

Upvc double glazed window to side aspect, french doors to both front and side, wooden door to rear, smooth plastered ceiling with inset spot lights, laminate wood flooring, power points. Separate toilet.

ADDITIONAL OUTBUILDING

29'0 x 6'7 (8.84m x 2.01m)

DOUBLE LENGTH GARAGE

31'6 x 8'2 (9.60m x 2.49m)

Barn style double doors to each end, power supply. Access via private drive way off Shipwrights Drive.

FRONT GARDEN

In and out driveway with inset flower bed. Brick boundary wall. Off street parking for numerous vehicles.









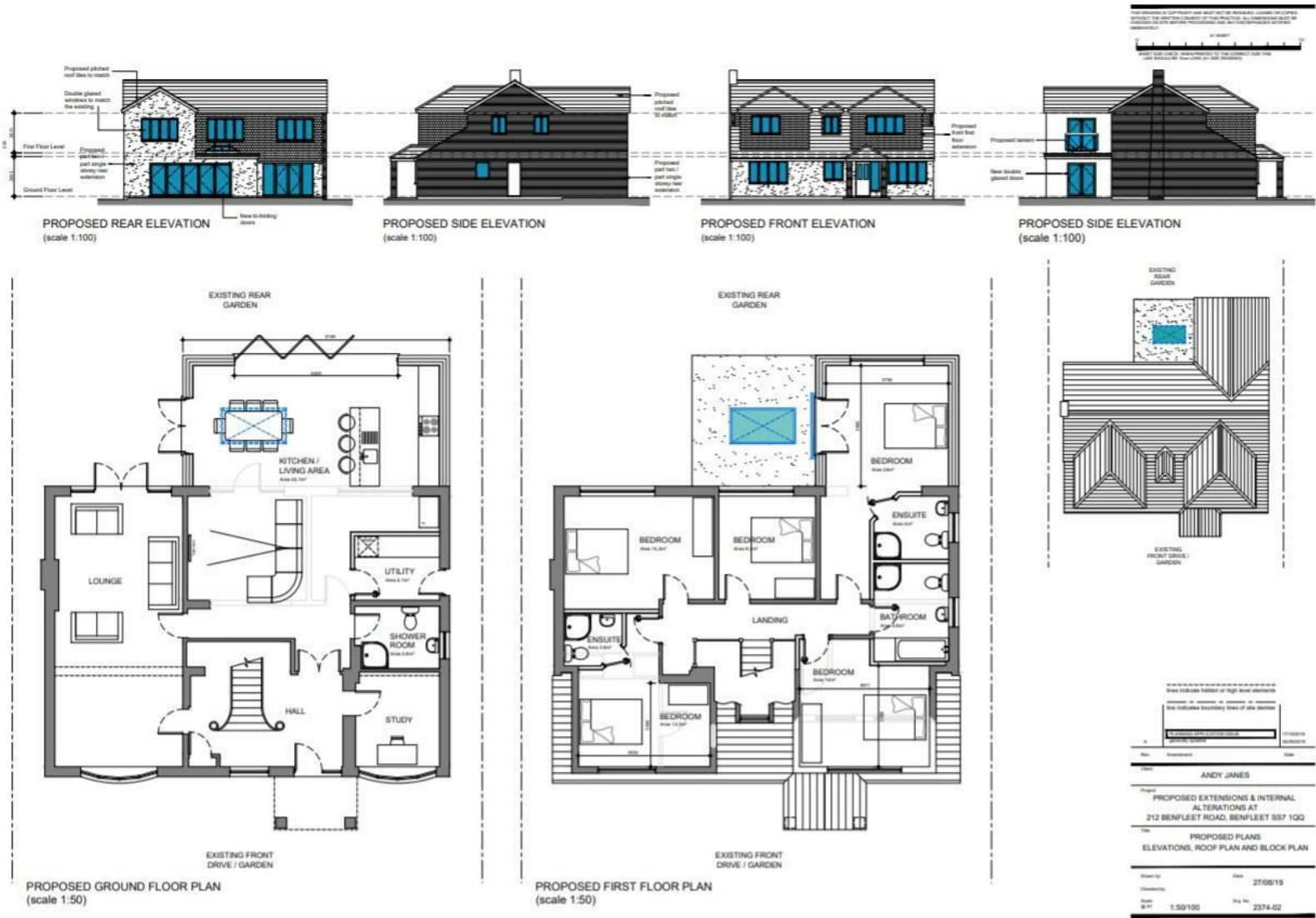
PLANNING PERMISSION

The property benefits from a recent planning consent approved by Castle Point borough Council in December 2019 for a part single/part two storey rear extension and first floor front dormer extension.

APPLICATION NO. 19/0763/FUL

URL: <https://publicaccess.castlepoint.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PZK651EIJ0N00>

Below are further details of the approved plans.





TOTAL APPROX. FLOOR AREA 1849 SQ.FT. (171.8 SQ.M.)
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinsex.co.uk
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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