



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



## Regency Meadows 546 High Road, Benfleet, SS7 5RF

**£600,000 Freehold**

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A PRIVATE DRIVEWAY JUST OFF THE HIGH ROAD. Offering good sized accommodation with custom designed kitchen/breakfast room, lounge with feature gas fire, dining room and study. To the first floor, four double bedrooms including one en-suite and a four piece suite family bathroom. Externally, a beautifully landscaped rear garden with patio area approx. 38ft X 32ft. Block paved driveway providing ample off street parking for numerous vehicles in addition to the integral garage. Viewing is strongly advised.

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## Accommodation



Traditional solid wood entrance door with obscure glazed side panels. Leading to:

## Entrance Hall 24'8 x 5'10 (7.52m x 1.78m)



Spacious hallway with Amtico flooring, coved smooth plastered ceiling, radiator with decorative cover and power points. Doors leading to:



## Lounge 16'6 x 12'4 (5.03m x 3.76m)



Double glazed patio doors leading out to rear garden, Amtico flooring, coved smooth plastered ceiling, feature gas fire with solid oak mantel, radiators, TV and power points.

## Kitchen/Breakfast Room 18'7 x 10'10 (5.66m x 3.30m)



Double glazed patio doors leading out to rear garden and upvc double glazed window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights and speakers, modern fitted kitchen design by PAUL NEWMAN with large central island with breakfast bar, Corian worktops with inset sink and drainer, QUOOKER hot tap, MIELE integrated appliances comprising, induction hob, oven, combi-oven/microwave oven, coffee machine, fridge, freezer and dish washer. Low level radiator, TV and power points.

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## Study 10'1 x 9'1 (3.07m x 2.77m)

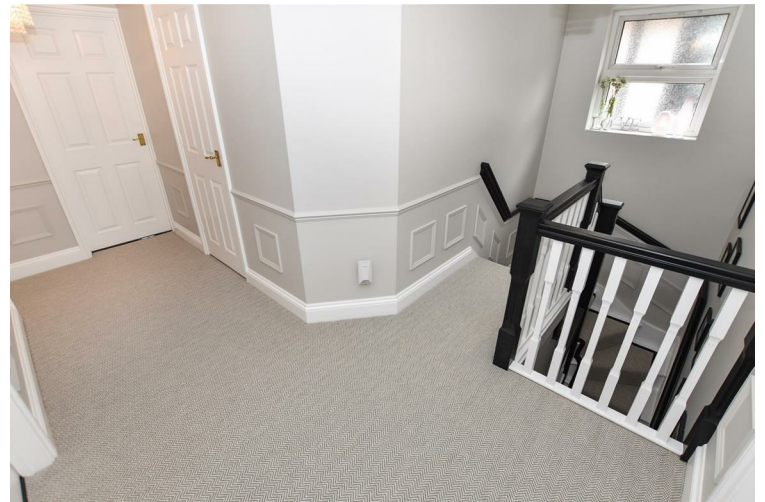


Upvc double glazed sash windows with fitted shutters to front aspect, Amtico flooring, coved smooth plastered ceiling, radiator, TV and power points.

## Ground Floor Cloakroom

Fully tiled walls and flooring, smooth plastered ceiling, wall mounted handwash basin with chrome mixer tap and wall mounted W/C with concealed system.

## Landing



## Dining Room 12'0 x 9'2 (3.66m x 2.79m)



Upvc double glazed obscure window to side aspect, heritage carpet, coved smooth plastered ceiling, airing cupboard, power points, access to loft via hatch.

Part glazed double doors opening to dining room. Upvc double glazed window to side aspect, Amtico flooring, coved smooth plastered ceiling, radiator and power points.

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## Bedroom One 14'1 x 13'5 (4.29m x 4.09m)



Upvc double glazed sash windows with fitted shutters to rear aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

## En-Suite



Fully tiled wall and flooring, walk-in shower with rainfall showerhead and glass screen, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, wall mounted W.C with concealed system, chrome heated towel rail.

## Bedroom Two 18'0 x 12'3 (5.49m x 3.73m)



Upvc double glazed sash windows with fitted shutters to front aspect, laminate wood flooring, coved smooth plastered ceiling, built-in wardrobes, radiator, TV and power points.



## Bedroom Three 13'9 x 9'1 (4.19m x 2.77m)



Upvc double glazed sash windows with fitted shutters to rear aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

## Bedroom Four 9'10 x 9'2 (3.00m x 2.79m)



Upvc double glazed sash windows with fitted shutters to front aspect, carpet, coved smooth plastered ceiling, built-in wardrobes, TV and power points.

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## Family Bathroom 9'0 x 8'2 (2.74m x 2.49m)



Upvc double glazed obscure window to side aspect, fully tiled walls and flooring, modern four piece suite comprising a freestanding bath with wall mouthed chrome mixer tap and hand held shower head, walk-in shower with rainfall shower head and glass screen, wall mounted hand wash basin with chrome mixer tap, fitted storage unit, wall mounted W/C with concealed system, chrome heated towel rail.



## Integral Garage 19'10 x 10'6 (6.05m x 3.20m)

Electric up and over garage door, fitted worktop with inset stainless steel sink and tap, space for washing machine and tumble dryer, lighting and power points. Integral door to entrance hall.

## Rear Garden 38'0 x 32'0 (11.58m x 9.75m)



Beautifully landscaped rear garden with paved patio, circular lawned area with established borders, side access, external lighting, power points and water tap.



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## Front Garden



Spacious block paved driveway providing ample off street parking for numerous vehicles, lawned area and planted borders.

## Council Tax

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

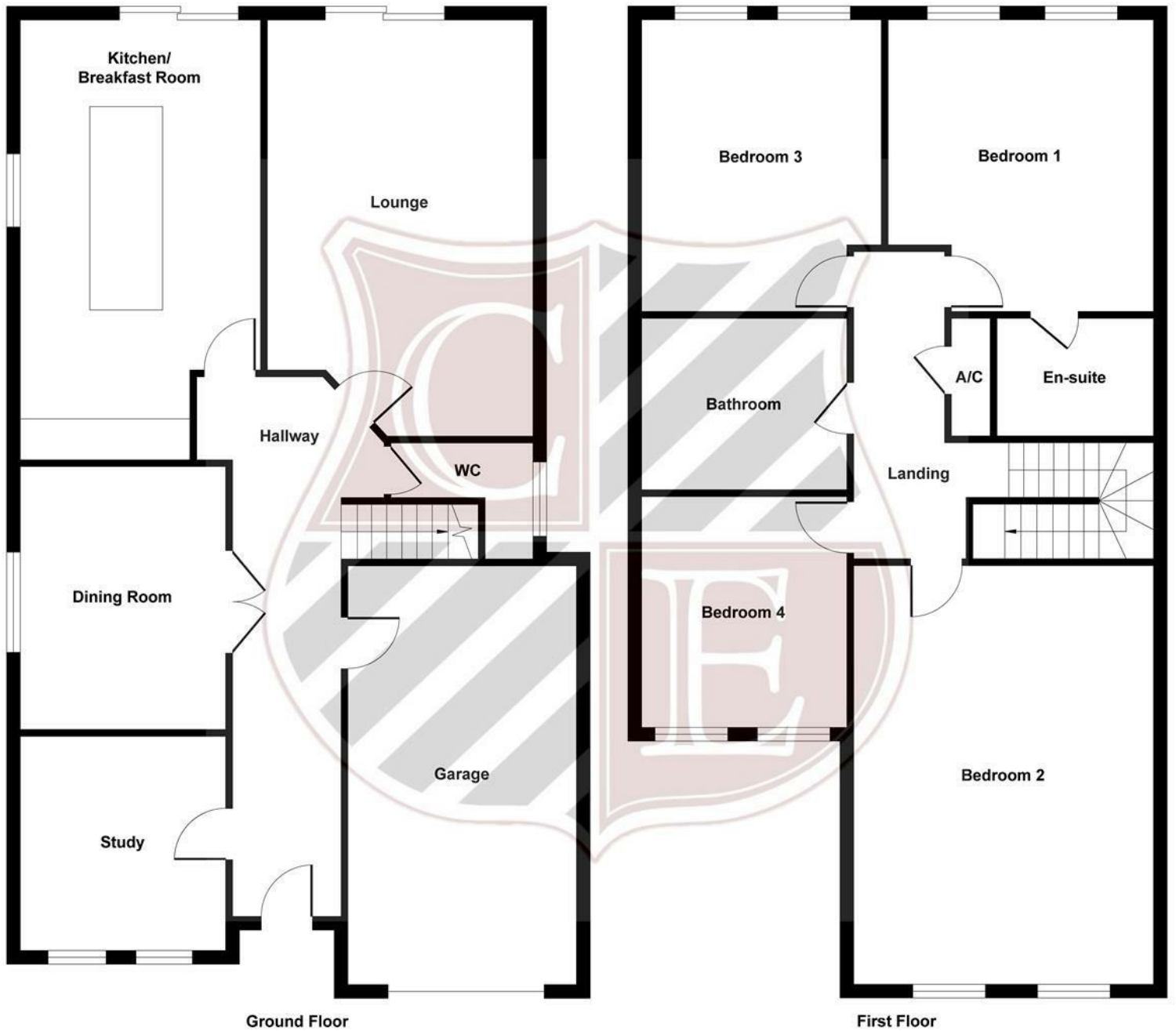


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