

COUNTRYSIDE

ESTATES



44 St. Marys Drive, Benfleet, Essex, SS7 1LB
£625,000 Freehold

LOCATED IN THIS SOUGHT AFTER ROAD JUST 5 MINUTES WALK OF STATION, individual detached 4 bedroom house of attractive design maintained to a good standard throughout, enjoying two en - suites plus main bathroom, large lounge/diner overlooking the south backing garden and modern fitted kitchen.

Externally there is ample off street parking and double garage and south backing rear garden.

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Accommodation

Composite part glazed entrance door, opening through to:

L-Shaped Entrance Hall



Upvc double glazed high level window to side aspect, laminate wood flooring, coved smooth plastered ceiling, radiator with decorative cover, understairs storage cupboard, power points. Doors leading to:



Lounge/Diner 21'3" > 12'0 x 16'0 (6.48m > 3.66m x 4.88m)



Upvc double glazed window and French doors leading out to rear garden, fitted shutters, laminate wood flooring, coved smooth plastered ceiling with spotlights inset, feature stone fireplace with inset gas fire, radiators, TV and power points.



Kitchen 13'5 x 8'9 (4.09m x 2.67m)



Upvc double glazed window and door to side aspect, laminate wood flooring, smooth plastered ceiling with inset spotlights, modern fitted kitchen with solid wood worktops and tiled splash backs, inset stainless steel sink with chrome mixer tap, 7 ring gas range cooker with extractor fan over, integrated NEFF microwave and dishwasher, freestanding stainless steel SAMSUNG American style fridge freezer, power points.

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Ground Floor Shower Room 6'7 x 5'2 (2.01m x 1.57m)



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, shower cubicle with glass doors, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail.

Integral Double Garage 16'9 x 14'0 (5.11m x 4.27m)

Electric up and over garage door, lighting, power points, space and plumbing for washing machine and tumble dryer.

Landing



Upvc double glazed obscure window over staircase, carpet,

coved smooth plastered ceiling, access to loft via hatch with pull down ladder, power points. Doors leading to:

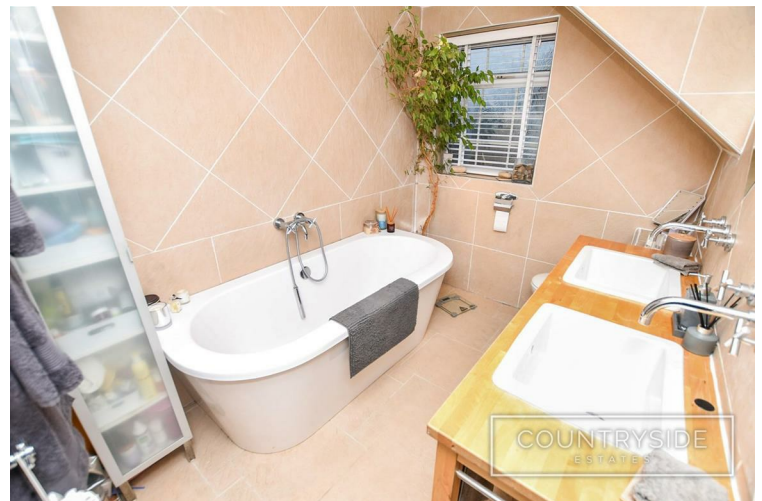
Bedroom One 17'4 x 13'1 (5.28m x 3.99m)



Upvc double glazed French doors opening to a Juliette balcony, Velux window to side aspect, carpet, smooth plastered ceiling with spotlights inset, fitted wardrobes with sliding doors, two radiators with decorative covers, TV and power points.



En-Suite 9'1 x 6'5 (2.77m x 1.96m)



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with spotlights inset, fully tiled walls, freestanding bath with chrome mixer tap and hand held

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shower, vanity unit with inset dual hand wash basins and wall mounted chrome mixer taps, concealed cistern W.C, wall mounted chrome heated towel rail.



En-Suite



Luxury vinyl tiled flooring, smooth plastered ceiling, shower cubicle with glass doors, wall mounted hand wash basin with chrome mixer tap and tiled splash back, close coupled W.C, wall mounted chrome heated towel rail.

Bedroom Two 14'8 x 12'4 (4.47m x 3.76m)



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, built-in storage/airing cupboard, radiator, TV and power points.

Bedroom Three 12'8 x 8'7 (3.86m x 2.62m)



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

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



Upvc double glazed sash window to front aspect, carpet, coved smooth plastered ceiling, half panelled walls, radiator, TV and power points.

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Bathroom 8'9 x 5'3 (2.67m x 1.60m)



Upvc double glazed window to side aspect, luxury vinyl tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, panelled corner bath with chrome mixer tap and hand held shower, pedestal hand wash basin with chrome mixer tap, shower cubicle with glass doors, close coupled W.C, chrome heated towel rail.



Front Garden

Low levelled walled frontage, block paved driveway providing ample off street parking in addition to the double garage.

Council Tax

BAND E Castle Point Borough Council

Rear Garden 45' x 30' (13.72m x 9.14m)



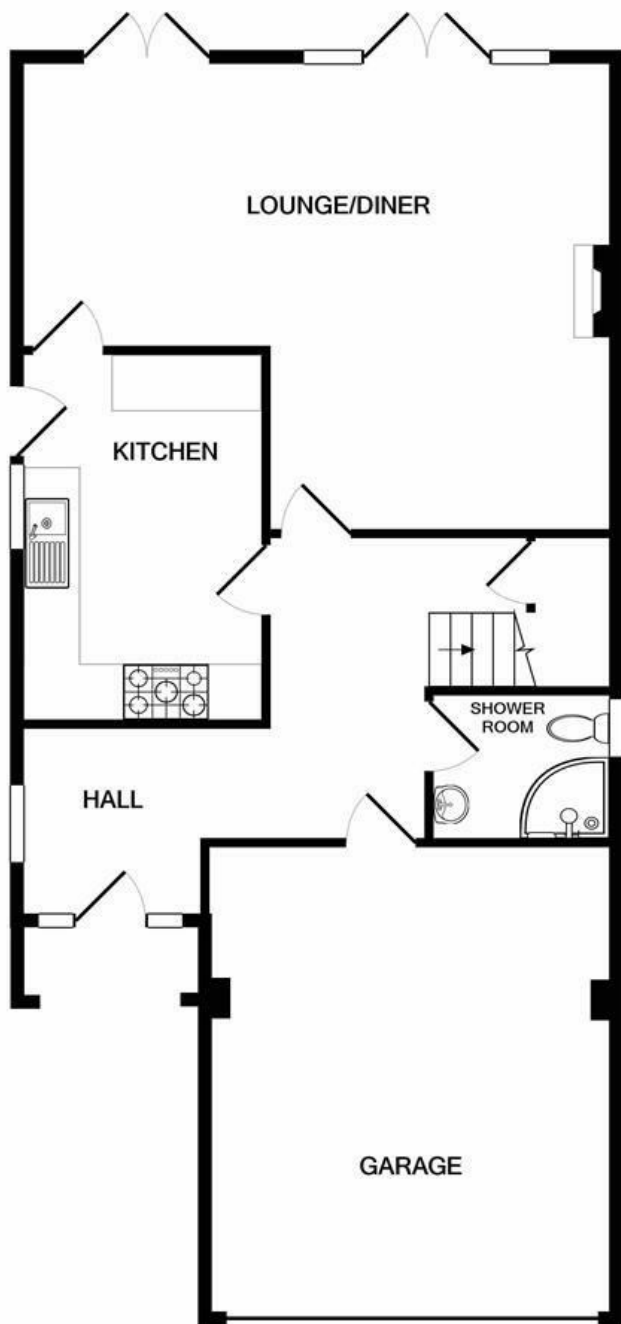
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

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	

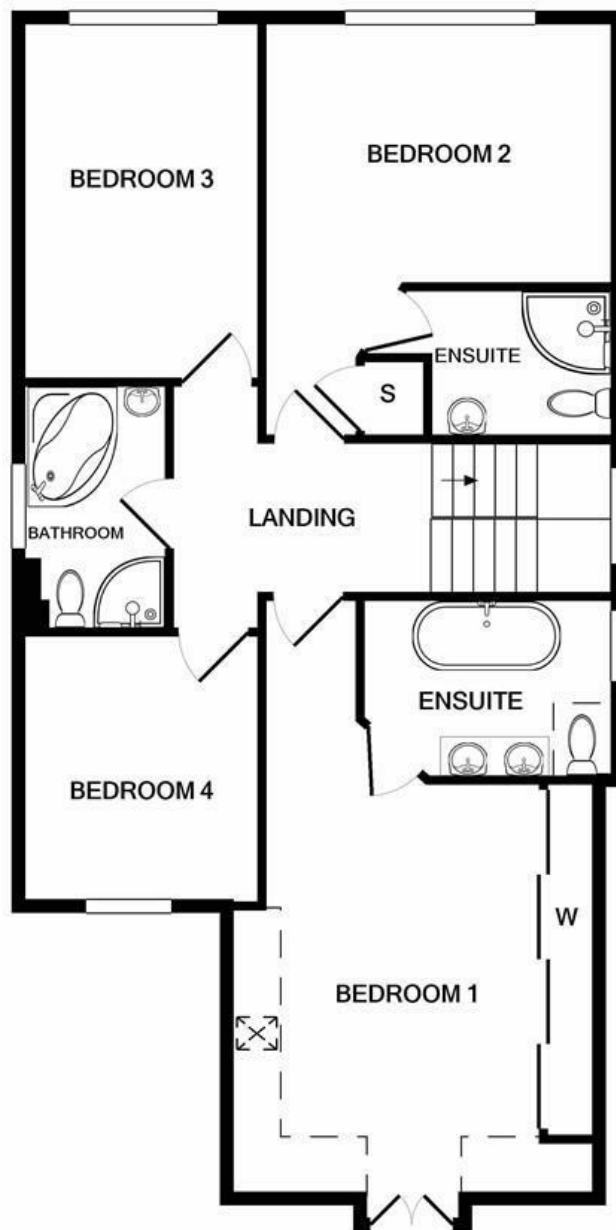
South facing landscaped rear garden, commencing with raised decking stepping down to lawned area and wooden garden shed. Side access, external power points, lighting and water tap.

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GROUND FLOOR
APPROX. FLOOR
AREA 853 SQ.FT.
(79.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.8 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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