



COUNTRYSIDE ESTATES

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62 Underhill Road, Benfleet, Essex, SS7 1ER

£675,000 Freehold

BACKING BOYCE HILL GOLF COURSE, this beautiful four bedroom chalet bungalow, designed by the present owners in 2005 to a spacious well planned design, offering versatile accommodation this property has three double bedrooms to the first floor with the master having a large bath/shower en-suite, plus separate shower room. To the ground floor there are two large separate receptions plus an additional bedroom with en-suite which is currently used as another sitting room, and large kitchen/diner plus utility room.

The property which is in immaculate condition needs to be viewed and has been priced to sell.

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Reception Hall 6'5 x 30 (1.96m x 9.14m)



Half glazed door with matching side panels to impressive reception hall, staircase to first floor with under stairs storage cupboard, two radiators, coved and skimmed ceiling with inset lights, power points.

Cloakroom/WC

Modern white suite comprising of close coupled wc, inset sink set into quartz top with cupboards under, wall light point, coved and skimmed ceiling, tiled floor, extractor fan.

Lounge 19'8 x 14'3 (5.99m x 4.34m)



A lovely bright and spacious room with french doors and window to rear looking out onto the secluded south backing garden, two radiators, glazed double doors to hall, coved and skimmed ceiling, Inglenook fireplace with inset multi-fuel burner.

Dining/Sitting Room 13 x 13 (3.96m x 3.96m)



Window to flank, radiator, coved and skimmed ceiling.

Bedroom Four/Sitting Room 15'6 x 12'9 (4.72m x 3.89m)



Bay window to front, coved and skimmed ceiling, radiator.

En-Suite Bath/Shower Room



Spacious room with white suite comprising of panelled bath with mixer tap, shower cubicle, inset vanity wash hand basin set in quartz top with cupboards under, close coupled wc with push button control, fully tiled walls, tiled floor, coved and skimmed ceiling, window to flank.

Kitchen/Diner 15'8 x 11'7 (4.78m x 3.53m)



Window and door to rear, fitted with excellent range of base and wall cupboards, Range master gas oven with 5 gas burners, electric hotplate and two gas ovens, granite worktops with tiled splash backs, space and plumbing for dishwasher, integrated larder fridge. Amtico flooring, radiator, door to utility room.

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Utility Room 8'8 x 7'6 (2.64m x 2.29m)



Door to side, fitted base and wall cupboards, space and plumbing for washing machine and space for tumble drier radiator, coved and skimmed ceiling, inset sink, door to garage.

Landing

Built in linen cupboard, loft access, two power points, coved and skimmed ceiling.

Bedroom One 18'8 x 15 red to 11 (5.69m x 4.57m red to 3.35m)



Window to rear enjoying lovely views over Boyce Hill private golf course, radiator, coved and skimmed ceiling, range of three quarter height wardrobes to one wall.

En-Suite Bath/Shower room



Spacious room with white suite comprising of, panelled bath with mixer tap shower, close coupled wc, bidet, fully tiled shower cubicle, vanity wash hand basin set in quartz top with cupboards and drawers under and large mirror above, shaver point, tiled floor and fully tiled walls, window to flank, extractor fan.

Bedroom Two 20'7 x 10 inc 14'3 (6.27m x 3.05m inc 4.34m)



Feature eyebrow window to front and velux window to side, two double fitted wardrobes, two eaves cupboards, radiator, skimmed ceiling.

Bedroom Three 11'3 x 10'9 (3.43m x 3.28m)

Window to flank, radiator, two walk in wardrobes with lighting, coved and skimmed ceiling.

Shower Room/wc

Fully tiled shower cubicle with overhead and hand held shower, vanity wash hand basin set in quartz top with cupboards under, close coupled wc, fully tiled walls, tiled floor, mirror with pelmet lighting, extractor fan, radiator, coved and skimmed ceiling.

Garage 11 x 20 (3.35m x 6.10m)

Electric roller door, wall mounted vaillant combi boiler, light and power points, personal door to utility room

Front Garden

In and out block paved driveway with parking for approx four vehicles.

Rear Garden 70 approx (21.34m approx)

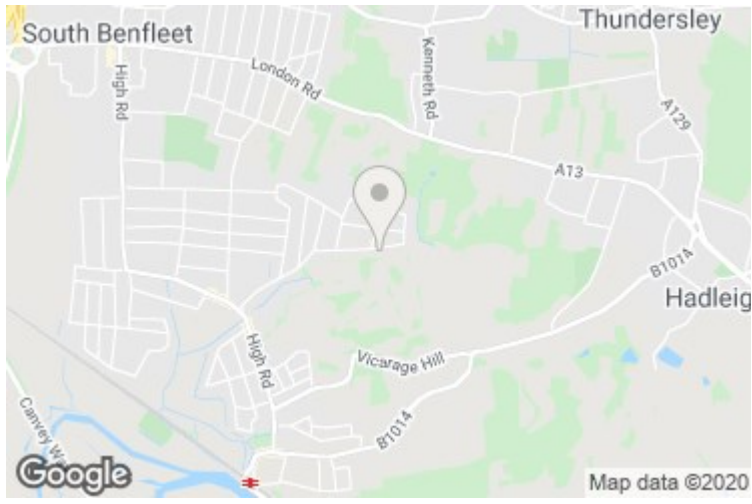


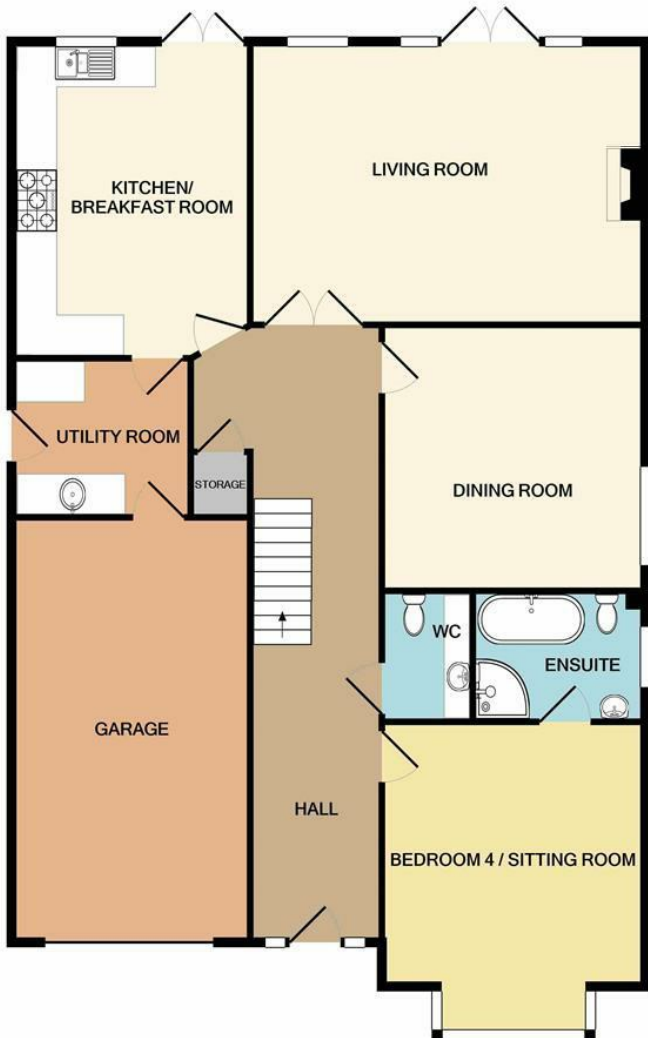
A lovely secluded south backing garden backing directly onto Boyce Hill Private Golf Course with gate, Full width patio designed to withstand an extension as has block and beam foundations, access to good sized well maintained lawn area, two side entrances with gates,

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	

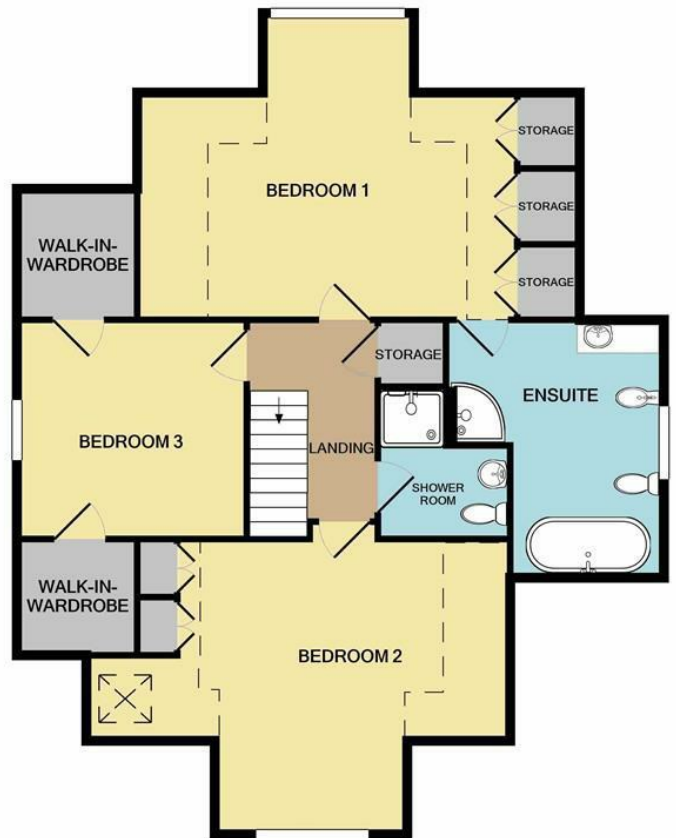
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
APPROX. FLOOR
AREA 1417 SQ.FT.
(131.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2349 SQ.FT. (218.3 SQ.M.)

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