



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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5 Malwood Drive, Benfleet, Essex, SS7 5TS

£340,000 Freehold

An immaculately presented 3 good sized bedroom family home, benefiting from a luxury recently fitted kitchen with integrated appliances, lounge with feature fireplace and separate dining room. To the rear is a well maintained garden whilst the front garden provides off street parking and access to the garage. The property is located within a short walk of the shopping facilities at Tarpots and is also within easy access of schools for children of all ages.

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Entrance Porch

Upvc glazed double doors with glazed side panel leading to:-

Spacious Entrance Hall



Stairs to first floor with small understairs storage cupboard, Wood laminate flooring, Radiator, coved ceiling, central heating thermostat. doors to:-



Cloakroom

White Roca suite comprising dual flush push button close coupled w.c. Wall mounted wash hand basin, fully tiled walls. Extractor fan, wood laminate flooring.

Lounge 23'6 x 11 red 9' (7.16m x 3.35m red 2.74m)



Bright and spacious double aspect room, with upvc double glazed window to front and french doors with glazed side panels to side leading to the garden at the rear. Feature open fireplace with carved wooden surround and inset cast iron back with granite hearth. 2 radiators one with ornamental cover, Picture rail, TV point, Wood laminate flooring, coved and skimmed finish ceiling.



Dining Room 13'6 x 8'3 (4.11m x 2.51m)



Upvc french doors to rear leading onto the garden. Wood laminate flooring, Dado rail, coved and skimmed finish ceiling, power points, archway to kitchen.

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Luxury Kitchen 15'6 x 7'7 (4.72m x 2.31m)



Recently refitted by Unique Interiors, fitted with a range of light wood effect base and wall units and a set of pan drawers under the hob. Several integrated appliances including an integrated double oven and grill, integrated fridge and freezer, integrated dishwasher and washing machine. Ample work surfaces with inset gas hob with glass and stainless steel hood with extractor fan. Under cupboard lighting to wall cupboards, Inset Blanco one and half bowl sink with mixer tap. Camero tile effect flooring. Coved and skimmed finish ceiling with inset lighting. Window to rear with matching wood effect sill.



Landing

Upvc double glazed window to side, access to loft which the vendor advised is boarded, has a pull down ladder and light, coved ceiling. Doors to:-

Bedroom One 12'4 x 11'2 (3.76m x 3.40m)



Upvc double glazed window to front, fitted mirror fronted sliding door wardrobes to one wall. Airing cupboard housing lagged copper cylinder, radiator, coved and skimmed finish ceiling.

Bedroom Two 11'2 x 10'4 (3.40m x 3.15m)



Upvc double glazed window to rear, radiator, power points, coved and skimmed finish ceiling.



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Bedroom Three 10'4 x 7'7 (3.15m x 2.31m)



Upvc double glazed window to front, radiator, power points. Coved and skimmed finish ceiling.

Luxury Bath/Family 12' x 7'3 (3.66m x 2.21m)



Double aspect spacious room with upvc double glazed obscure windows to both side and rear, Fitted with a luxury Vernon Tutbury suite comprising claw foot air bath with free standing telephone style mixer tap with shower attachment. Suspended wash hand basin, dual flush push button close coupled w.c. Double width walk in shower, Grohe double shower fitment with over head rain shower and hand held shower. Fully tiled porcelain tiled walls and floor. Coved and skimmed finish ceiling with inset low voltage lighting. Radiator with chrome heated towel rail, further wall mounted chrome towel rail.



Garden approx 36' (approx 10.97m)



L shaped commencing with paved patio, remainder laid to lawn, feature curved central patio area with gravelled areas to either side, one with an attractive water feature, whist to the other side is a seating area with a pergola. Fully fenced boundaries.



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Garage
Up and over door, power and light.



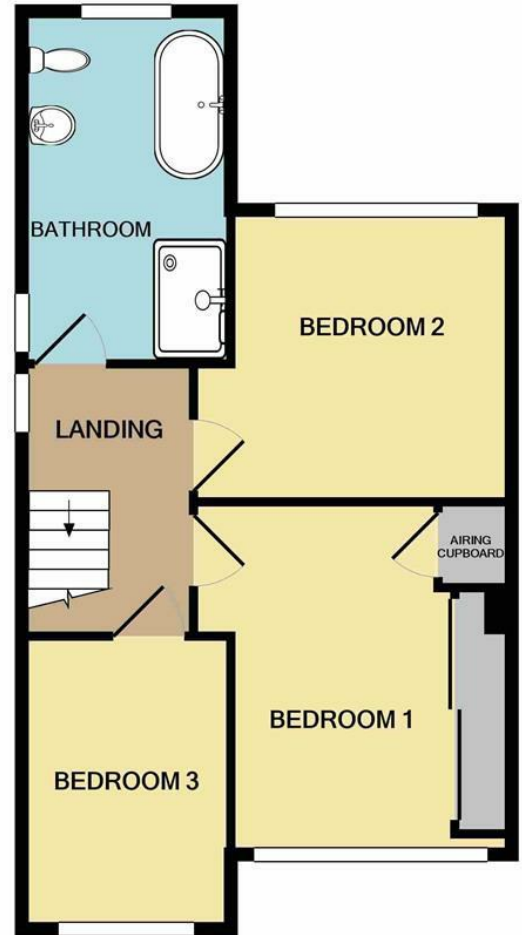
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 83 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div style="text-align: center;"> 80 </div>
(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
 APPROX. FLOOR
 AREA 699 SQ.FT.
 (64.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 460 SQ.FT.
 (42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.6 SQ.M.)

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