

# COUNTRYSIDE ESTATES



## 8 Durley Close, Benfleet, SS7 1HJ £450,000 Freehold

LOCATED WITHIN THE KING JOHN SENIOR SCHOOL AND KENTS HILL PRIMARY SCHOOL CATCHMENT, A SPACIOUS 4 BEDROOM SPLIT LEVEL SEMI-DETACHED HOUSE, SITUATED IN A SOUGHT AFTER CUL-DE-SAC ENJOYING DISTANT VIEWS TOWARDS BOYCE HILL GOLF COURSE, AND HAVING A SOUTH BACKING REAR GARDEN.

The property offers spacious accommodation which includes an open plan kitchen/family room with modern fitted units and appliances, utility room and lounge with bay window. To the first floor a principle bedroom with walk-in wardrobe and three further bedrooms, a modern four piece suite family bathroom.

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## Accommodation

Composite part glazed entrance door, leading to:

## Entrance Hall



**Kitchen Area 15'7 x 7'9 (4.75m x 2.36m)**

Upvc double glazed obscure side panel, laminate wood flooring, smooth plastered ceiling with inset spotlights, radiator, storage/cloak cupboard. Open Plan to:

## Open Plan Kitchen/Family Room

## Family/Dining Area 18'2 x 11'2 (5.54m x 3.40m)



Upvc double glazed window and rear door, laminate wood flooring, smooth plastered ceiling with inset spotlights, modern white gloss fitted kitchen wall and base units with contrasting worktops and custom glass splash back, central breakfast bar, integrated appliances comprising an AEG induction hob with extractor fan over, NEFF double combi oven/microwave, dishwasher and wine cooler. Space for American style fridge freezer, one and half stainless steel sinks with chrome mixer tap, power points.

Upvc double glazed patio doors to rear aspect, laminate wood flooring, smooth plastered ceiling with inset spotlights, two radiators, TV and power points. Open plan to:



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Lounge 12'10 x 11'6 (3.91m x 3.51m)



Utility Room 7'7 x 7'7 (2.31m x 2.31m)



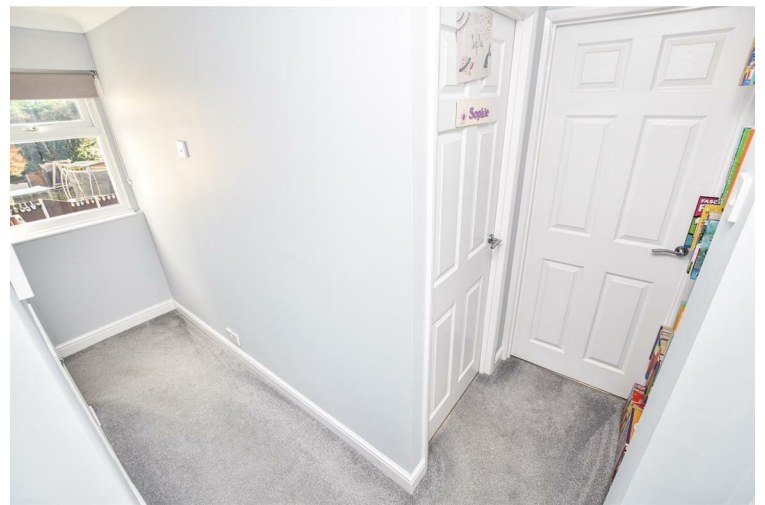
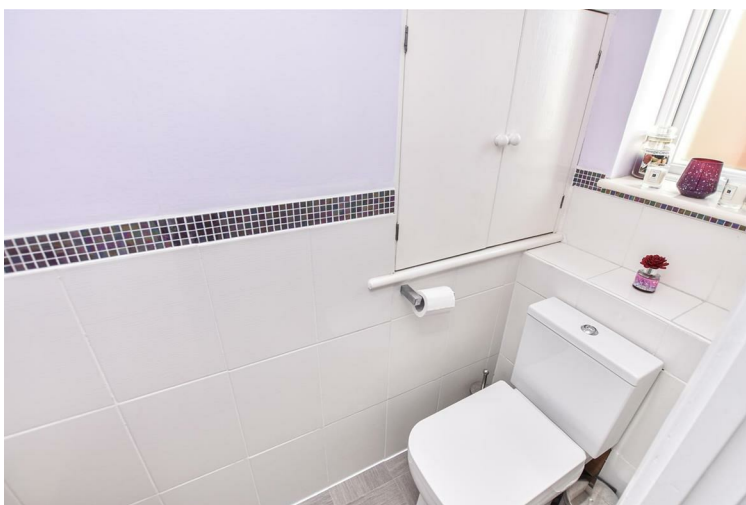
Upvc double glazed bay window to front aspect, carpet, smooth plastered ceiling with inset spotlights, radiator, TV and power points.



Laminate wood flooring, smooth plastered ceiling with inset spotlights, fitted wall and base units with tiled splash backs, inset stainless sink with drainer and chrome mixer tap, space for washing machine and tumble dryer, door leading through to storage area of garage.

First Landing

Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, smooth plastered ceiling, tiled flooring, close coupled W.C, wall mounted wash hand basin with chrome mixer tap.

Upvc double glazed window to side aspect, carpet, covered smooth plastered ceiling, power points. Doors leading to:

## 8 Durley Close, Benfleet, SS7 1HJ

### Bedroom Four 8'0 x 7'0 (2.44m x 2.13m)



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

### Bedroom Three 8'5 x 8'4 (2.57m x 2.54m)



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

### Bathroom 8'1 x 7'8 (2.46m x 2.34m)



Tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, modern suite comprising panelled bath, walk-in shower with glass screens, vanity unit with inset wash hand basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.

### Second Landing

Carpet, coved smooth plastered ceiling, storage cupboard.

### WORK FROM HOME STATION



Accessed via door off landing, carpet, power points and storage cupboard.

### Bedroom One 11'3 x 9'8 (3.43m x 2.95m)



Upvc double glazed window to front aspect, carpet, covered artex ceiling, radiator, TV and power points.

### Walk-In Wardrobe 7'11 x 5'5 (2.41m x 1.65m)



Bi-folding door leading through to wardrobe, smooth plastered ceiling, carpet, automatic light, power points.

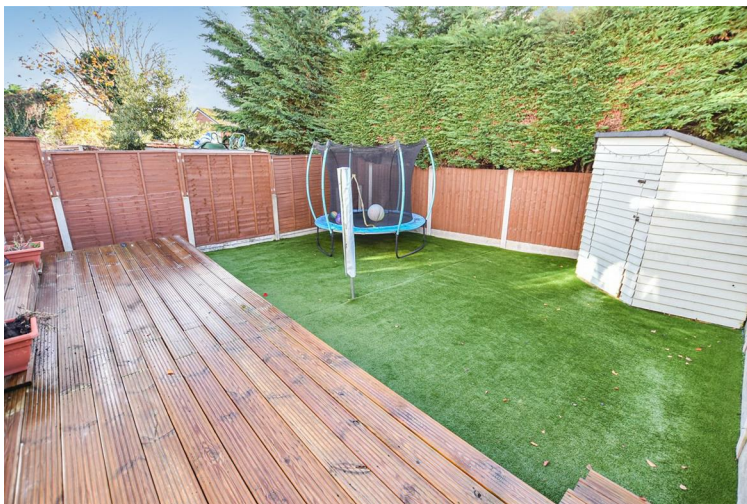
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## Bedroom Two 9'9 x 8'1 (2.97m x 2.46m)



Upvc double glazed window to front aspect, carpet, covered artex ceiling, radiator, TV and power points.

## Rear Garden 26' x 25' (7.92m x 7.62m)



South facing landscaped rear garden commencing with raised decking area stepping down to low maintenance AstroTurf, with corner wooden shed, side access, external lighting and power points.



## Garage Store Room

Roller shutter door, power points and lighting, access door to utility room.

## Front Garden



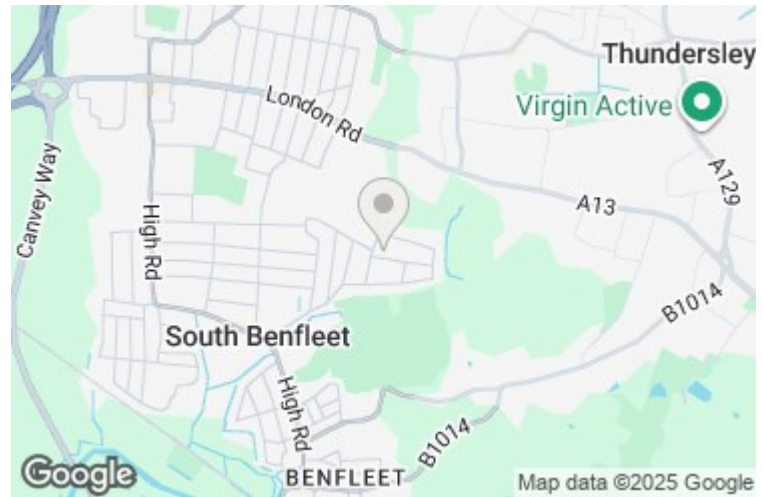
Block paved drive way providing ample off street parking for several vehicles, steps and pathway leading to side entrance door.

## Council Tax

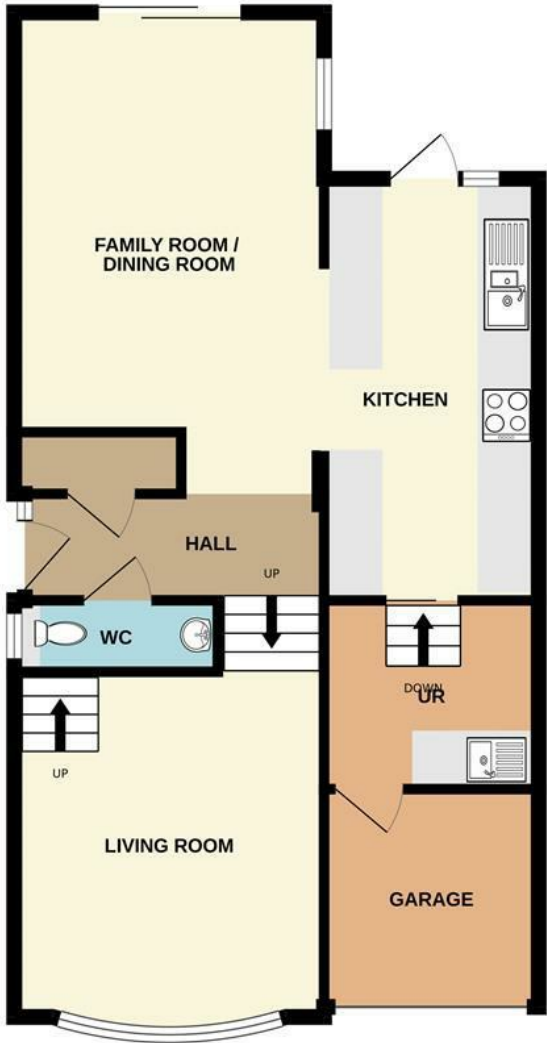
BAND D Castle Point Borough Council

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	

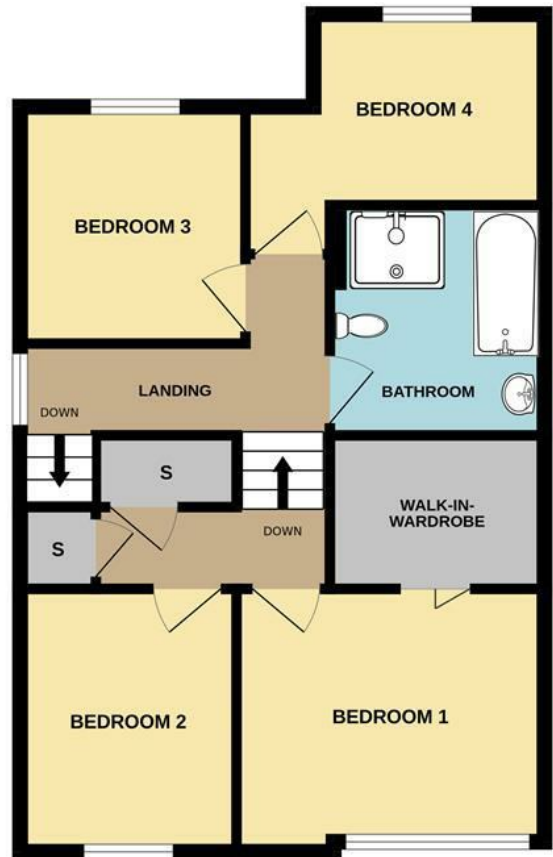
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



Ground Floor  
673 sq.ft. (62.6 sq.m.) approx.



1st Floor  
563 sq.ft. (52.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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