



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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25 Fernlea Road, Benfleet, Essex, SS7 1HG

Price £430,000 Freehold

Enjoying views towards Boyce Hill Golf Course, this well maintained 4 BEDROOM DETACHED FAMILY HOUSE located in this favoured and elevated position. Offering good sized accommodation which includes a professionally interior designed lounge and separate dining room, luxury refitted kitchen and bathroom. Lovely landscaped garden. Upvc Double Glazing. King John Catchment

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Enjoying views towards Boyce Hill Golf Course, this well maintained 4 BEDROOM DETACHED FAMILY HOUSE located in this favoured and elevated position being within the King John and Kents Hill School catchment and being within easy reach of both Benfleet Station and a variety of shopping facilities in the High Road, the entrance to Thundersley Glen Woodlands providing delightful walks is also just a few minutes away.

The property offers good sized accommodation which includes a professionally interior designed lounge and separate dining room, luxury refitted kitchen and bathroom, upvc double glazing and gas fired radiator central heating.

ENTRANCE HALL

Double radiator. Coved and skimmed finished ceiling. Dado rail. Door to cloakroom and lounge.

CLOAKROOM

Ivory coloured suite comprising close coupled wc. Inset vanity wash hand basin with mixer tap and cupboards under. Fully tiled walls. Ceramic tiled floor. Window to flank.

LOUNGE 19' x 13' (5.79m' x 3.96m)



Georgian style upvc double glazed bay window to front with views towards golf course. Feature fireplace with electric flame effect log style burner. Central heating thermostat. Stairs to first floor. Double radiator. Coved and skimmed finished ceiling. Two wall light points. Under stairs cupboard housing newly installed Vaillant gas central heating boiler. Glazed double doors to dining room.

DINING ROOM 12' x 10'5 (3.66m x 3.18m)



Upvc double glazed French doors to rear. Radiator. Coved and skimmed finished ceiling. Three wall light points.

LUXURY KITCHEN/BREAKFAST ROOM 12'10 x 9'3 (3.91m x 2.82m)



Upvc double glazed French doors to rear and window to flank. Fitted with quality range of cream coloured base and wall units. Wall mounted plate rack and display cabinet with lighting. Range of granite worktops. Integrated appliances comprising of washing machine. Tumble dryer. Fridge and freezer. Dishwasher. Bosch ceramic induction hob. Extractor hood. Bosch oven and microwave oven. Inset single drainer sink unit with mixer tap and cupboards under. Skimmed finished ceiling with inset ceiling lights. Designer radiator. Tiled floor.

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LANDING



Good sized landing with window to flank. Airing cupboard with foam lagged copper cylinder. Skimmed finished ceiling. Dado rail. Loft access to reinsulated loft with ladder. Power point.

BEDROOM TWO 12' x 9'6 (3.66m x 2.90m)



Window to rear. Coved and artexed ceiling. Radiator. Power points. Dado rail. Range of fitted wardrobes with bed recess and bedside cabinets. Full height end display shelf unit.

BEDROOM ONE 13'2 x 11' (4.01m x 3.35m)



Window to front with pleasant views towards golf course. Radiator. Power points. Coved and artexed ceiling. Attractive range of wardrobes comprising of three doubles plus dressing table incorporating drawers.

BEDROOM 3 10'5 x 8'8 (3.18m x 2.64m)



Window to rear. Two single wardrobes. Bed recess with cupboards above. Dressing table unit. Coved and artexed ceiling. Power points.

BEDROOM 4 13'10 x 7' (4.22m x 2.13m)

Window to front. Coved and artexed ceiling. Range of wardrobes to remain. Radiator. Power points.

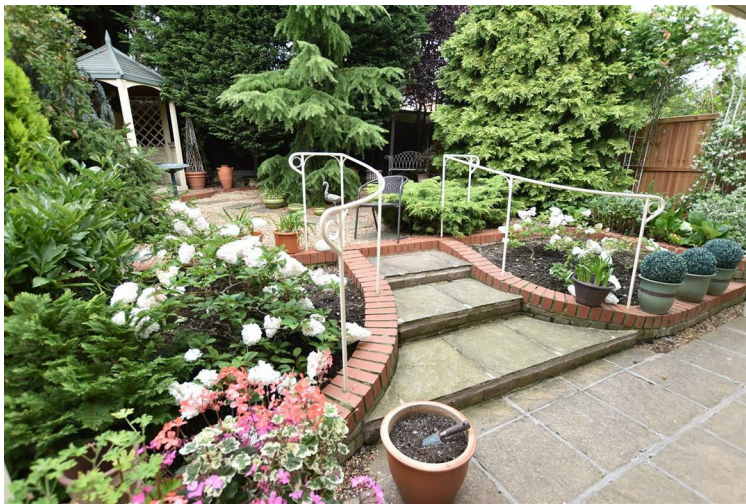


LUXURY BATH/SHOWER ROOM



A beautifully refitted suite comprising of corner bath with mixer tap, close coupled wc with concealed cistern and wall mounted push button control. Fully tiled shower cubicle with overhead shower unit. Two wall niches with lighting. Vanity wash hand basin with mixer tap and drawer beneath. Fitted bathroom cabinet with lighting. Attractive fully tiled walls and contrasting tiled floor. Window to flank. Skimmed finished ceiling with inset ceiling lights. Extractor fan. Chrome towel radiator.

GARDEN



Very attractive low maintenance garden. Well screened. Paved patio. Steps up to further patio area with gazebo. Flower beds. Veranda to immediate rear of property with glass roof, heating and lighting. Irrigation system.



FRONT GARDEN

Well stocked flower borders. Irrigation system. Lighting.

GARAGE

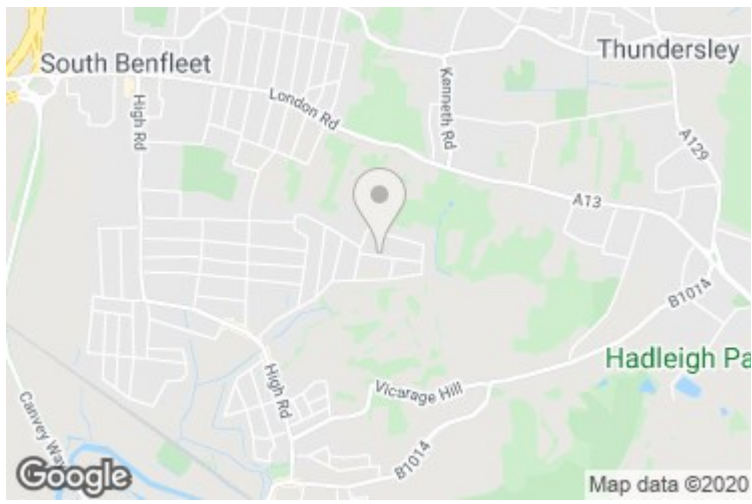
Up and over door. Light and power. Own driveway.

BUILT Approx. 1978.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(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			
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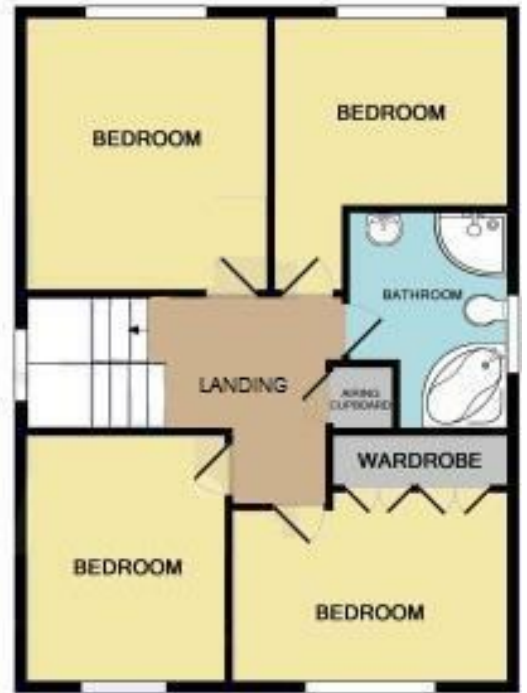




GROUND FLOOR
APPROX. FLOOR
AREA 129 SQ.FT.
(12.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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