

# COUNTRYSIDE

## ESTATES



**63 Vicarage Hill, Benfleet, SS7 1PD**

**£725,000 Freehold**

A CHARACTER FOUR BEDROOM FAMILY HOME OFFERED WITH A COMPLETE ONWARD CHAIN AND AMPLE OFF STREET PARKING PLUS A DETACHED GARAGE. Spacious living accommodation comprising 34 ft lounge/diner, regency style fitted kitchen breakfast room with bi-folding doors leading out to rear garden and a separate sitting room. Externally, a beautifully landscaped rear garden and block paved driveway to front.

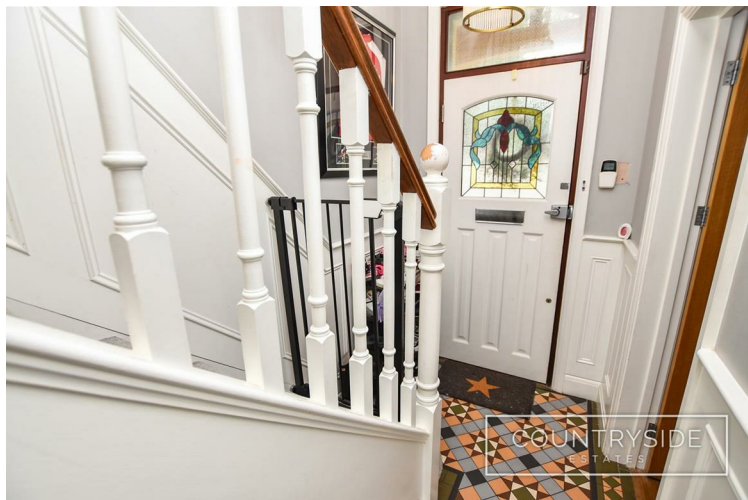
This family home is located in a highly sought after residential area, with High Road shops, amenities and Benfleet Station all within walking distance. Boyce Hill Golf Course is close by and this character home falls within the King John Senior School catchment area.

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## Accommodation

Wooden part glazed entrance door, opening through to:

## Entrance Hall



**Kitchen Breakfast Room 20'9" x 15'1" > 8'9" (6.32m x 4.60m > 2.67m)**

Traditional Victorian tiled flooring, coved smooth plastered ceiling, half panelled walls, storage cupboard, turned spindle staircase leading to first floor accommodation. Door leading to:

## Lounge/Diner 34'7 x 10' (10.54m x 3.05m)



Double glazed windows to side aspect, bi-folding doors opening to rear garden, coved smooth plastered ceiling with spotlights and speakers inset, wood effect tiled flooring, regency style fitted kitchen and central island with breakfast bar, Quartz worktops and herringbone brick tiled splashbacks, twin butler sink with chrome flexi mixer tap, stainless steel range cooker with five ring gas hob and extractor fan over, integrated dishwasher and wine cooler, space for American style fridge freezer, walk-in pantry cupboard, underfloor heating, TV and power points.

Double glazed bay window to front aspect with fitted shutters, bi-folding doors leading out to rear garden, coved smooth plastered ceiling with spotlights inset, solid wood flooring, feature fireplace with inset wood burner, TV and power points.



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## Landing

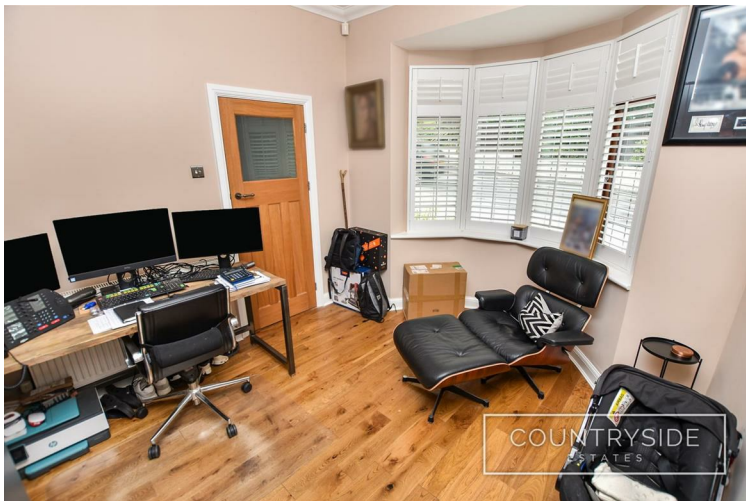


Double glazed window to front aspect, carpet, coved smooth plastered ceiling, half panelled walls, radiator. Doors leading to:

**Bedroom One 22'2" > 13'1 x 10'0 (6.76m > 3.99m x 3.05m)**



**Sitting Room 11'0 x 9'11 (3.35m x 3.02m)**



Double glazed window to front aspect with fitted shutters, carpet, coved smooth plastered ceiling, range of fitted wardrobes, radiators, TV and power points.

Double glazed bay window to front aspect with fitted shutters, solid wood flooring, coved smooth plastered ceiling, radiator, TV and power points.

## Ground Floor Cloakroom

Traditional Victorian tiled flooring, tiled feature wall with matching splash back, wall mounted hand wash basin with chrome twin taps, wall mounted cistern W.C radiator/heated towel rail.



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**En-Suite Shower Room 9'10 x 9'0 (3.00m x 2.74m)**

**Bedroom Three 10'9 x 9'9 (3.28m x 2.97m)**



Double glazed window to rear aspect, tiled wood effect flooring, smooth plastered ceiling spotlights inset, fully tiled walls, traditional style bathroom suite comprising, freestanding oval bath with chrome tap and hand held shower, walk-in shower with glass screen and rainfall shower head, twin hand wash basins with dual chrome taps, wall mounted cistern W.C, radiator/heated towel rail.

Double glazed windows to both front and side aspect with fitted shutters, carpet, coved smooth plastered ceiling, radiator, TV and power points.

**Bedroom Two 10'11 x 9'10 (3.33m x 3.00m)**

**Bedroom Four 9'6 x 9'2 (2.90m x 2.79m)**

Double glazed windows to both side and rear aspect, carpet, coved smooth plastered ceiling, power points. Currently used as a dressing room, fitted with a range of wardrobes and drawers.



**Family Bathroom 6'6 x 6'1 (1.98m x 1.85m)**



Double glazed window to side aspect, double glazed door leading out to rear balcony, laminate wood herringbone flooring, coved smooth plastered ceiling, radiator, TV and power points.

Tiled flooring and tiled walls, smooth plastered ceiling with spotlights inset, modern white suite comprising panelled bath

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with shower over and glass screen, pedestal hand wash basin with chrome mixer tap, close coupled W.C

## Front Garden

Rear Garden 35' x 30' (10.67m x 9.14m)



Beautifully landscaped garden with spacious ceramic tiled patio area, low maintenance astroturf, bordered with flower bed, wall mounted sun awning, wall mounted lighting, power points and side access.

Newly landscaped block paved driveway providing ample off street parking in addition to the driveway at the rear with access to garage.

**Council Tax**  
BAND E - 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			
<b>England &amp; Wales</b>	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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Garage 17'8 x 9'1 (5.38m x 2.77m)**

Detached garage with up and over door, electrical supply with lighting and power points. Personal door to rear garden.

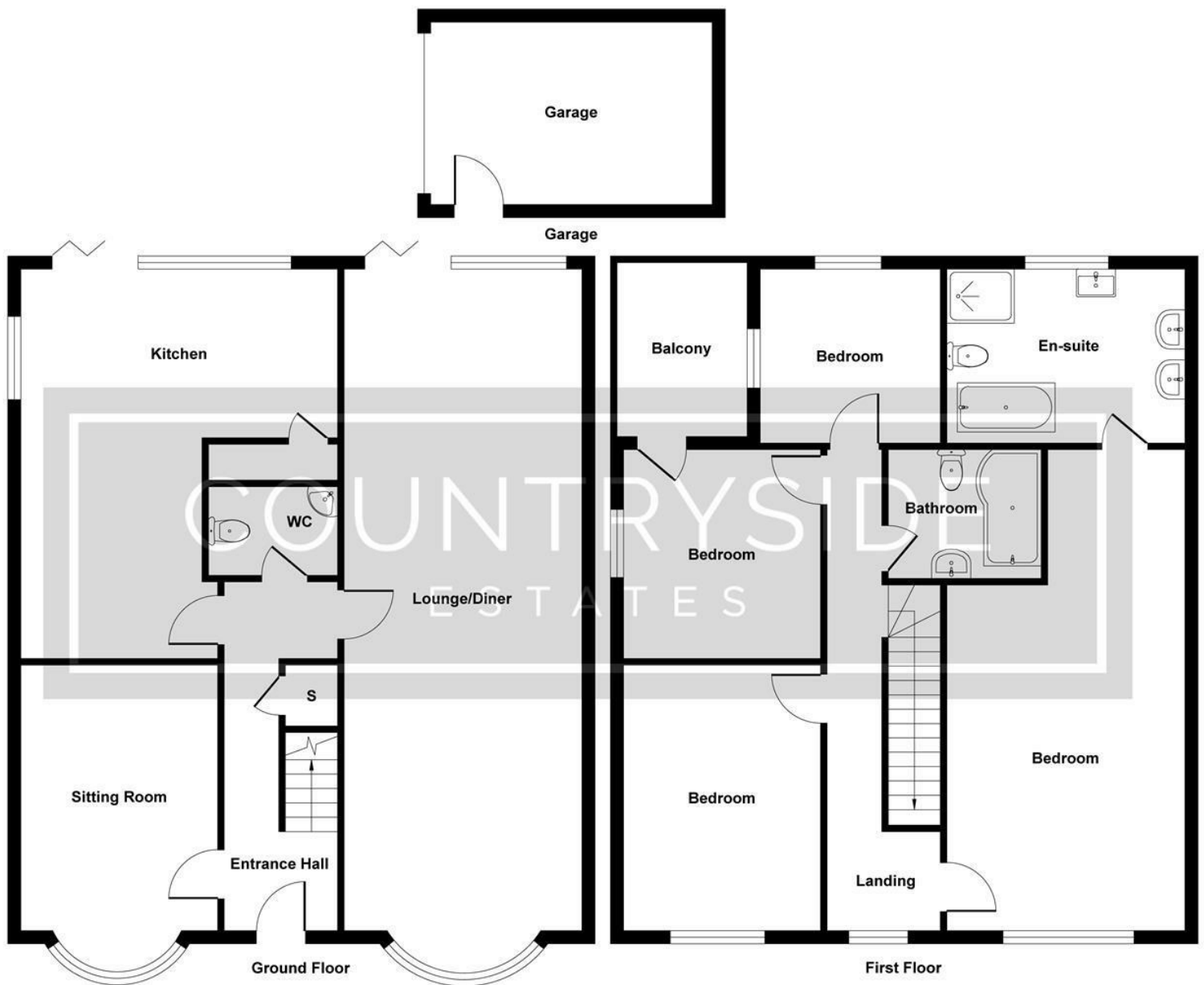


Illustration for identification purposes only, measurements are approximate, not to scale.

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