

# COUNTRYSIDE

## ESTATES



### 40 Glebelands, Benfleet, SS7 4LT

### £575,000 Freehold

OCCUPYING A LARGE PLOT ADJACENT TO OPEN LAND, a very spacious detached four bedroom Wiggins house , having been extended to create excellent family accommodation which includes two large reception rooms and 17ft modern fitted kitchen/breakfast room, also featuring a modern ground floor shower room and luxury first floor bathroom with separate shower cubicle with body jets.

This lovely family house is located in a popular location within a short walk of schools and shopping facilities with a variety of restaurants at Tarpots corner

VIEWING STRONGLY ADVISED

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### Entrance Hall

Part glazed UPVC door with full height side panels leading to very spacious entrance hall, attractive oak wooden flooring, stairs to first floor with under stairs cupboard, coved and artex ceiling, radiator, power point.

### Luxury Shower Room



Window to flank, coved and skimmed ceiling with inset lights, modern white suite comprising of fully tiled corner curved shower cubicle, close coupled wc with push button control, vanity wash hand basin with mixer tap and cupboards under, tiled splash back, tiled floor,

### Lounge 20'3 x 11'10 (6.17m x 3.61m)



A lovely bright and spacious room with French doors to rear and French doors and window to side all overlooking the garden and side ones having a westerly outlook, radiator, coved and skimmed ceiling, feature fireplace with electric fire, Oak glazed door to sitting/dining room.

### Sitting/Dining Room 20'5 x 11 (6.22m x 3.35m)



Window to rear, attractive wood flooring matching hallway, oak glazed double doors to hall, radiator, wall mounted tv and power point, coved and skimmed ceiling.



### Kitchen/Breakfast room 17'9 x 8'5 (5.41m x 2.57m)



Window to front and window and door to side, range of light oak style base and wall cupboards, two glazed display wall cabinets, tiled floor, range of fitted work tops and matching breakfast bar, ceramic hob with extractor above, electric oven beneath, integrated microwave, plumbed for washing machine and space for tumble drier and American fridge/freezer, full height cupboard, coved and skimmed ceiling with inset lights, radiator, inset one and a half bowl sink unit,

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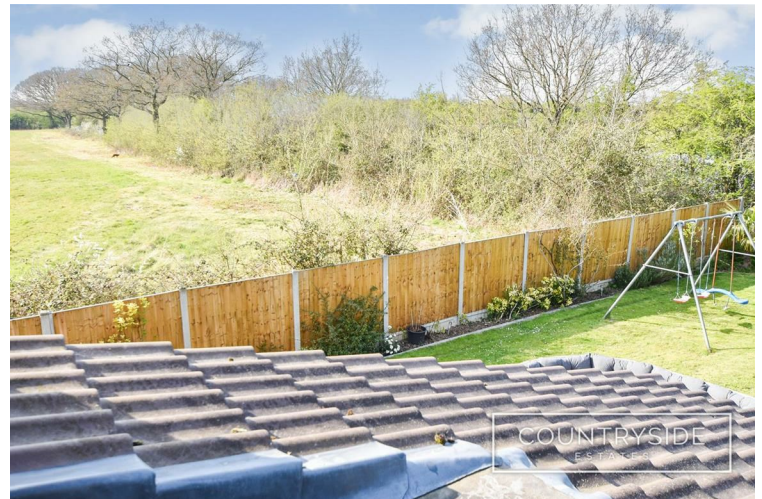
**Bedroom Two 11'5 x 9'4 (3.48m x 2.84m)**



## Landing

Access to part boarded loft with ladder and lighting, radiator, two power points, airing cupboard with lagged cylinder.

**Bedroom One 12'2 x 11'5 (3.71m x 3.48m)**



Window to front with pleasant outlook, radiator, double built in floor to ceiling wardrobes with sliding doors.

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## Bedroom Three 10'4 x 9'4 (3.15m x 2.84m)



Window to rear, radiator, double built in floor to ceiling wardrobes with sliding doors.

## Bedroom Four 8'10 x 6 (2.69m x 1.83m)

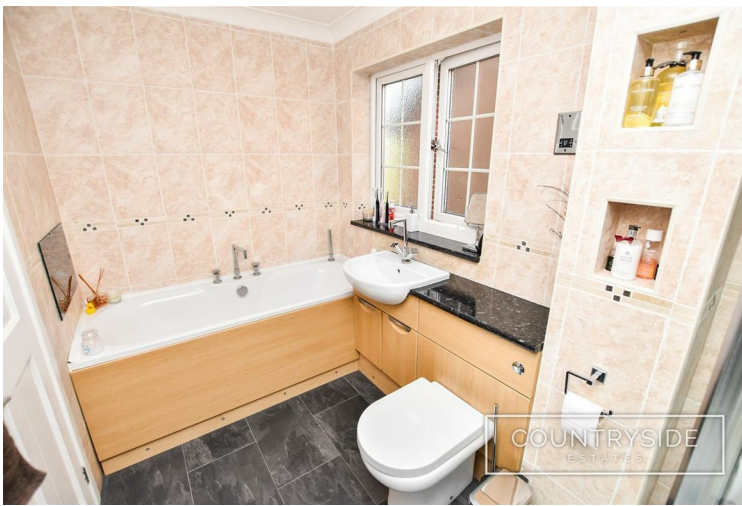


Window to front, radiator, built in cupboard, door recess.

## Luxury Bathroom

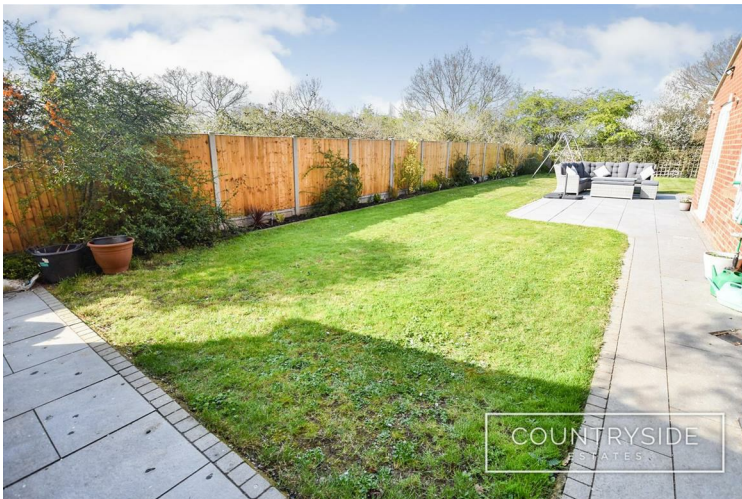


A lovely good sized room with modern white suite comprising of bath with wall mounted taps, and wall mounted TV, vanity wash hand basin with mixer tap and cupboards under, close coupled wc with concealed cistern, corner curved shower cubicle with body jets, steam facility, and blue tooth, chrome towel radiator, attractive fully tiled walls, extractor fan and inset ceiling lights, display niches with LED lighting and low level LED lighting.



## Rear Garden 53 x 92 max (16.15m x 28.04m max)

A superb secluded garden with fencing to all boundaries and new fencing to west side, large attractive patio area, outside floodlight and ornamental lighting, power points, side entrance gate, large well maintained lawn area, established shrubs and plants, large summer house.



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## Garage

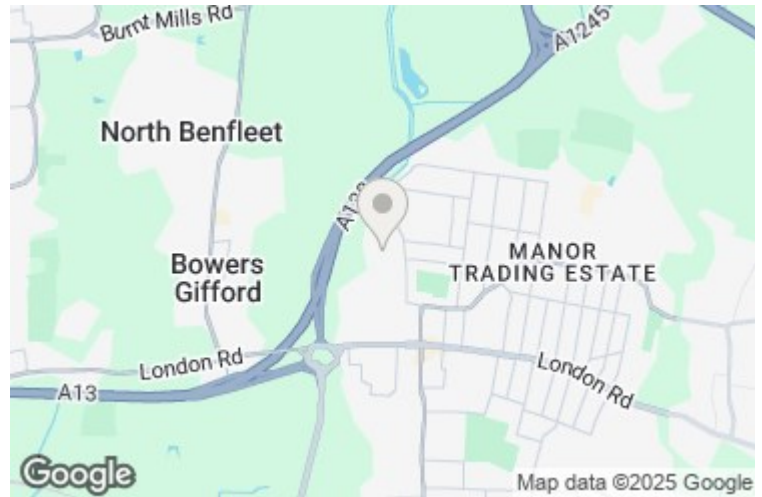
Integral garage with up and over door, light and power.

## Front Garden

Good sized driveway with ample parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

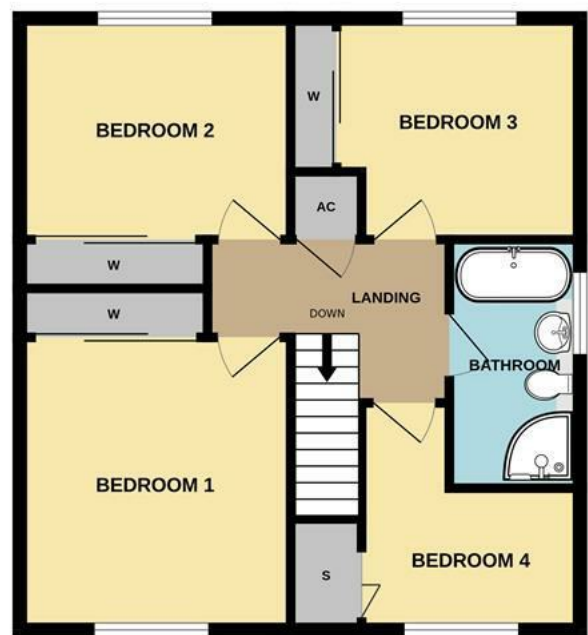
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher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



Ground Floor  
880 sq.ft. (81.7 sq.m.) approx.



1st Floor  
562 sq.ft. (52.2 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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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