

COUNTRYSIDE

ESTATES



25 Glebelands, Benfleet, SS7 4LT

£535,000 Freehold

IMMACULATELY PRESENTED DETACHED FAMILY HOME POSITIONED CLOSE TO AMENITIES BOASTING A BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN. Offering good size living accommodation with front to back lounge/diner with French doors opening out to rear garden, modern shaker style kitchen breakfast room. To the first floor there are four generous bedrooms and a modern family bathroom.

VIEWING STRONGLY ADVISED.

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Accommodation

Composite entrance door, opening through to:

Entrance Porch

Upvc double glazed obscure window to front aspect, Amtico flooring, coved smooth plastered ceiling, storage cupboard, glazed double doors leading to:

Entrance Hall



Amtico flooring, coved smooth plastered ceiling with inset spotlights, storage cupboard, radiator, telephone and power points. Doors to:

Lounge/Diner 21'1 x 14'0" > 10'10 (6.43m x 4.27m > 3.30m)



Upvc double glazed window to front aspect, French doors with glazed side panels to each side opening out to rear garden, Amtico flooring, coved smooth plastered ceiling, radiators, TV and power points.



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Kitchen/Breakfast Room 11'10 x 9'9 (3.61m x 2.97m)



Upvc double glazed window to rear aspect, door to side, Amtico flooring, coved smooth plastered ceiling with inset spotlights, shaker style fitted kitchen and marble effect worktops with inset one and a half stainless steel sinks with drainer and mixer tap, SIEMENS four ring gas hob with extractor fan over and glass splash back, integrated SIEMENS oven and combi oven, NEFF dishwasher, low level fridge, radiator and power points.

Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, tiled flooring, coved smooth plastered ceiling, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, radiator.

Landing



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling with inset spotlights, airing cupboard, power points, access to loft via ceiling hatch.



Bedroom One 12'8 x 11'1 (3.86m x 3.38m)



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

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Bedroom Four 11'1 x 6'2 (3.38m x 1.88m)



Bedroom Two 11'1 x 9'9 (3.38m x 2.97m)



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator, TV, telephone and power points.

Bedroom Three 9'9 x 8'9 (2.97m x 2.67m)



Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator and power points.

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

Family Bathroom 7'10 x 6'9 (2.39m x 2.06m)



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail, electric shaver point.

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Rear Garden 60' x 38' (18.29m x 11.58m)



Established and beautifully landscaped south facing garden, with spacious patio areas and immaculate lawn bordered with flowerbeds, side access, external water tap and lighting.



Detached Garage 17'2 x 8'2 (5.23m x 2.49m)

Up and over garage door, power points and lighting.

Front Garden



Block paved driveway providing ample off street parking for numerous vehicles, well presented frontage with lawned area and establish trees.

Council Tax

Band E - Castle Point Borough Council

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

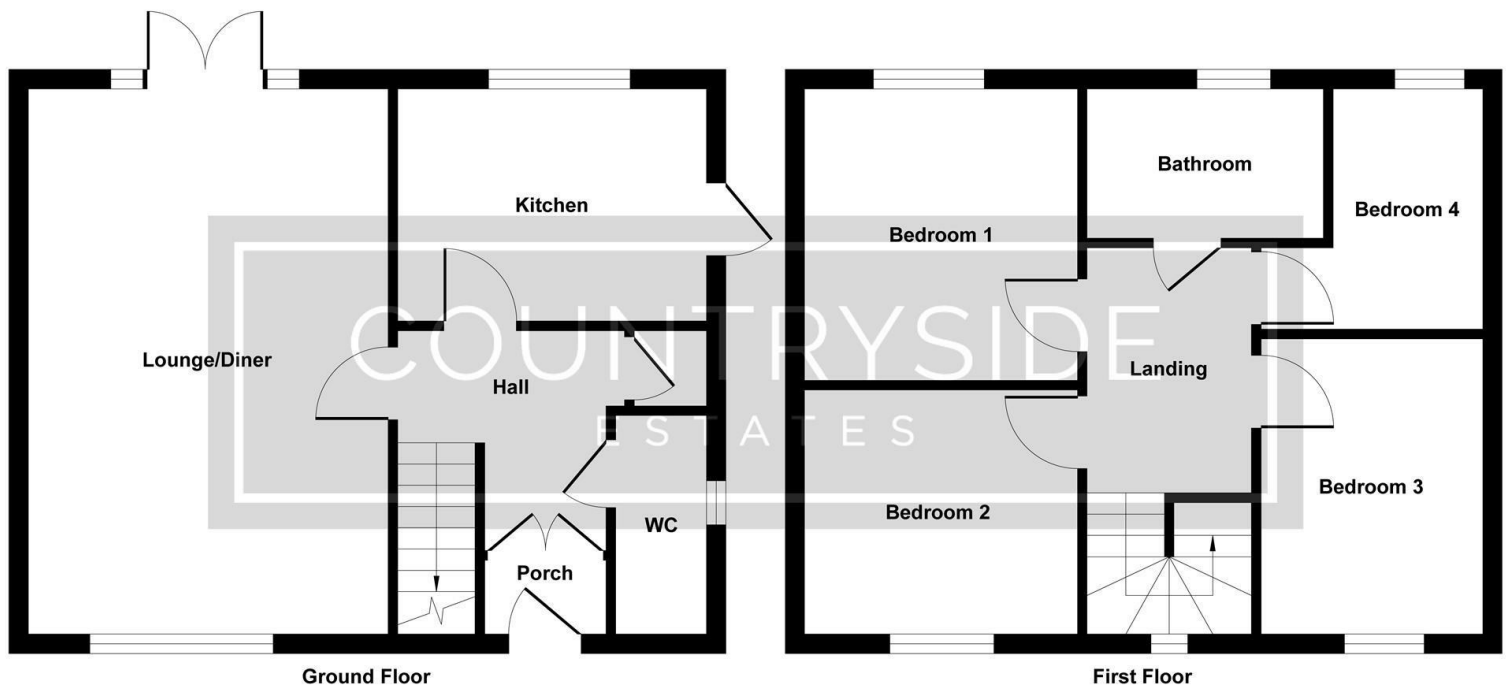


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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