

COUNTRYSIDE

ESTATES



Poundfield Great Burches Road, Benfleet, SS7 3NE

£695,000 Freehold

AN IMPRESSIVE DETACHED HOME situated in a unique and private setting, overlooking grazing paddocks and approached from Great Burches Road via a wide access road that leads purely to 'Poundfield' and the surround fields. The property boasts a luxury fitted kitchen with integrated appliances, spacious lounge with open fire, three double bedrooms, an en-suite shower room and a family bathroom.

Externally, a landscaped rear garden with lawned and raised decking areas, two pergolas and an outdoor kitchen. In addition to the outbuilding/games room fully equipped with bar and separate cloakroom W.C which makes the property ideal for entertaining.

Viewing strongly advised.

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Accommodation

Upvc part glazed stable door, opening through to:

Entrance Hall



Solid oak wood flooring, smooth plastered ceiling with inset spotlights, radiator, storage cupboard, power points. Doors leading to:

Kitchen/Diner 15'5 x 13'8 (4.70m x 4.17m)



Upvc double glazed window to front aspect, part glazed door to side, Italian porcelain tiled floor, with electric underfloor heating, smooth plastered ceiling with inset spotlights, regency style kitchen with central island and breakfast bar, granite worktops, inset one and half sink with drainer and inset hot tap combined with mixer tap, range style cooker with seven gas rings, integrated fridge and freezer, wine cooler, dishwasher, space for washing machine. Radiator, TV and power points.



Lounge 18'10 x 15'7 (5.74m x 4.75m)

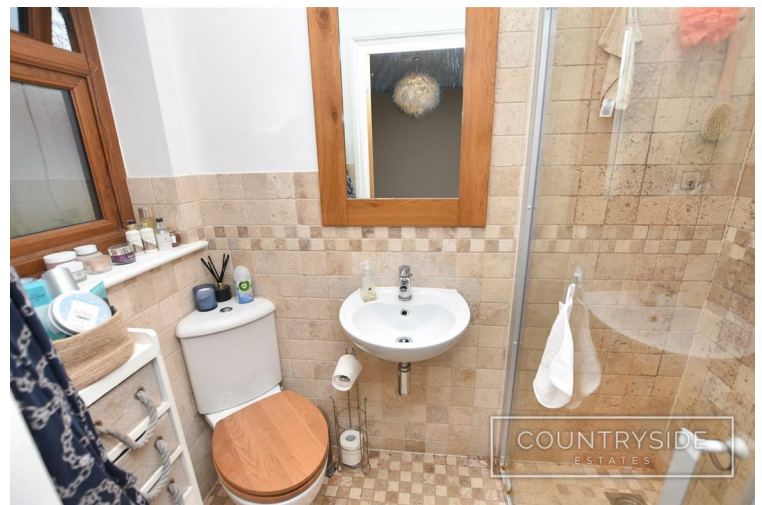


Upvc double glazed windows to both rear and side aspects, French doors leading out to rear garden, Karndean herringbone flooring, smooth plastered ceiling, central chimney breast with wooden surround and open fire inset, fitted storage units to each side, radiator, TV and power points.

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En-Suite



Bedroom One 13'11 x 11'8 (4.24m x 3.56m)



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, half tiled walls, walk-in shower with glass door, wall mounted hand wash basin with chrome mixer tap, close coupled W.C, chrome heated towel rail.

Bedroom Two 11'9 x 9'1 (3.58m x 2.77m)



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

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

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Bedroom Three 11'9 x 9'1 (3.58m x 2.77m)



Loft Room/Office/TV Room 35'0 x 12'8 (10.67m x 3.86m)

Maximum head height of 5'9'. Carpeted, smooth plastered ceiling with inset spotlights, access to eaves and the combi boiler is wall mounted within the loft.

Rear Garden 55' x 51' (16.76m x 15.54m)



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

Bathroom 11'8 x 5'7 (3.56m x 1.70m)



A well landscaped garden with both lawn and raised decking areas, two pergolas and outdoor kitchen, side access gates external lightly surround the garden and water tap.



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, half tiled walls, walk-in shower with glass screen and door, bath with tiled surround, pedestal hand wash basin with chrome mixer tap, close coupled W.C, chrome heated towel rail.

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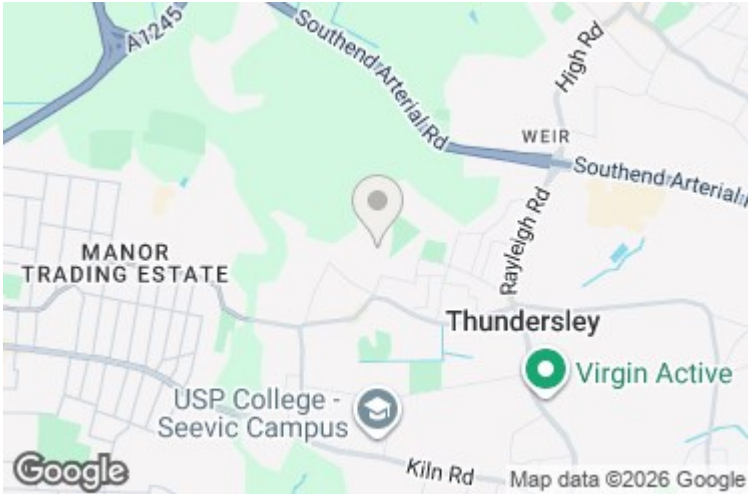
Outbuilding/Garage



Currently used as a games/entertainment room. Upvc double glazed windows and French doors opening out the to garden, laminate wood flooring, smooth plastered ceiling with inset spotlights, fully equipped bar, sperate cloakroom with W.C and handwash basin, TV and power points. Double barn style doors opening out to garden ideal for indoor/outdoor entertaining.



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Front Garden



Accessed via a gravelled driveway with wooden gates to front, pathway leading to entrance door with lawned area to each side, and private block paved driveway.

Council Tax
Band D - Castle Point Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

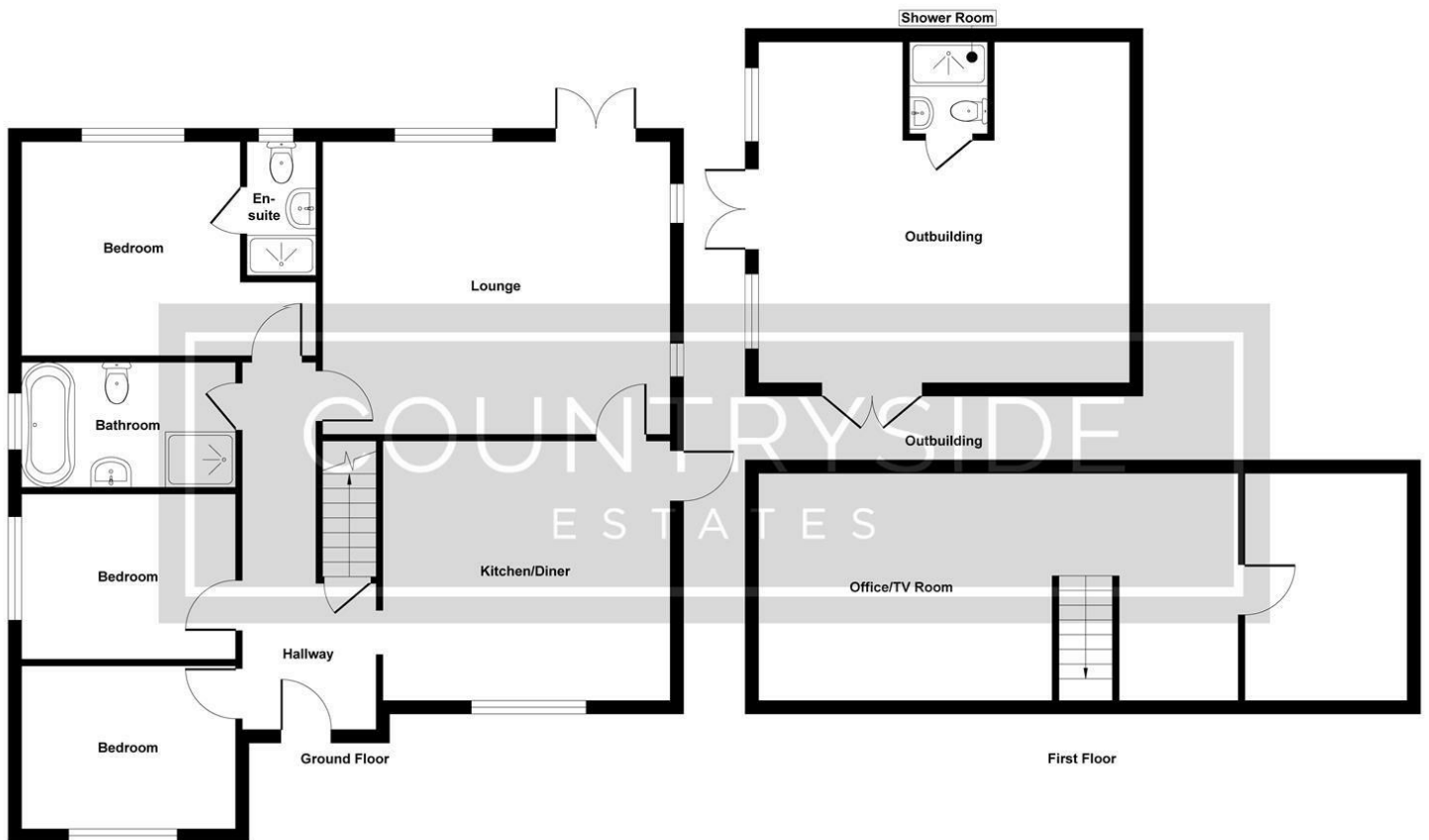


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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