

COMING SOON

FIVE BEDROOM DETACHED HOME

BACKING ONTO BOYCE HILL GOLF COURSE

NEW BUILD A FIVE BEDROOM DETACHED HOUSE arranged over three levels, offering fantastic open plan family accommodation which includes a superb kitchen/breakfast/living room, a further reception to the ground floor. Whilst on the first floor there are five bedrooms with two en-suites, plus there is a large family bathroom with separate shower. On the second floor a games room with French doors opening to inset balcony with views across Boyce Hill Golf Course.

AVAILABLE TO VIEW NOW this new home is situated in a quiet location, backing directly onto Boyce Hill Golf Course, yet within a few minutes walk of shopping facilities in the High Road and Benfleet Primary School, whilst Benfleet Station is approximately 15 minutes walk. The property also comes under the King John Catchment area.

34 Crescent Road, Benfleet, Essex, SS7 1JL

£925,000 Freehold



**COUNTRYSIDE
ESTATES**

ENTRANCE HALL

DINING ROOM

9' x 13' (2.74m x 3.96m)

GROUND FLOOR CLOAKROOM/WC

3'10" x 8'0" (1.19m x 2.46m)

OPEN PLAN KITCHEN/LIVING AREA

KITCHEN/BREAKFAST AREA

12'4" x 21'7" (3.78m x 6.58m)

LIVING AREA

17'11 x 19'7 (5.46m x 5.97m)

UTILITY ROOM

5'10" x 10'2" (1.78m x 3.10m)

SINGLE GARAGE

9'10 x 23'7 (3.00m x 7.19m)

FIRST FLOOR

MASTER BEDROOM

12'4" x 16'9" (3.76m x 5.13m)

EN-SUITE

7'11 x 11'1 (2.41m x 3.38m)

BEDROOM 2

14'2" x 15'7" (4.34m x 4.75m)

EN-SUITE

8'2 x 7'5 (2.49m x 2.26m)

BEDROOM 3

8'10 x 19'2 (2.69m x 5.84m)

BEDROOM 4

8'4 x 13' (2.54m x 3.96m)

BEDROOM 5

11'8" x 8'9" (3.56m x 2.67m)

FAMILY BATHROOM

9'10 x 8'3 (3.00m x 2.51m)

SECOND FLOOR

GAMES ROOM

14'3 x 15'7 (4.34m x 4.75m)

STORE

8'9" x 13'8" (2.67m x 4.19m)

INSET BALCONY

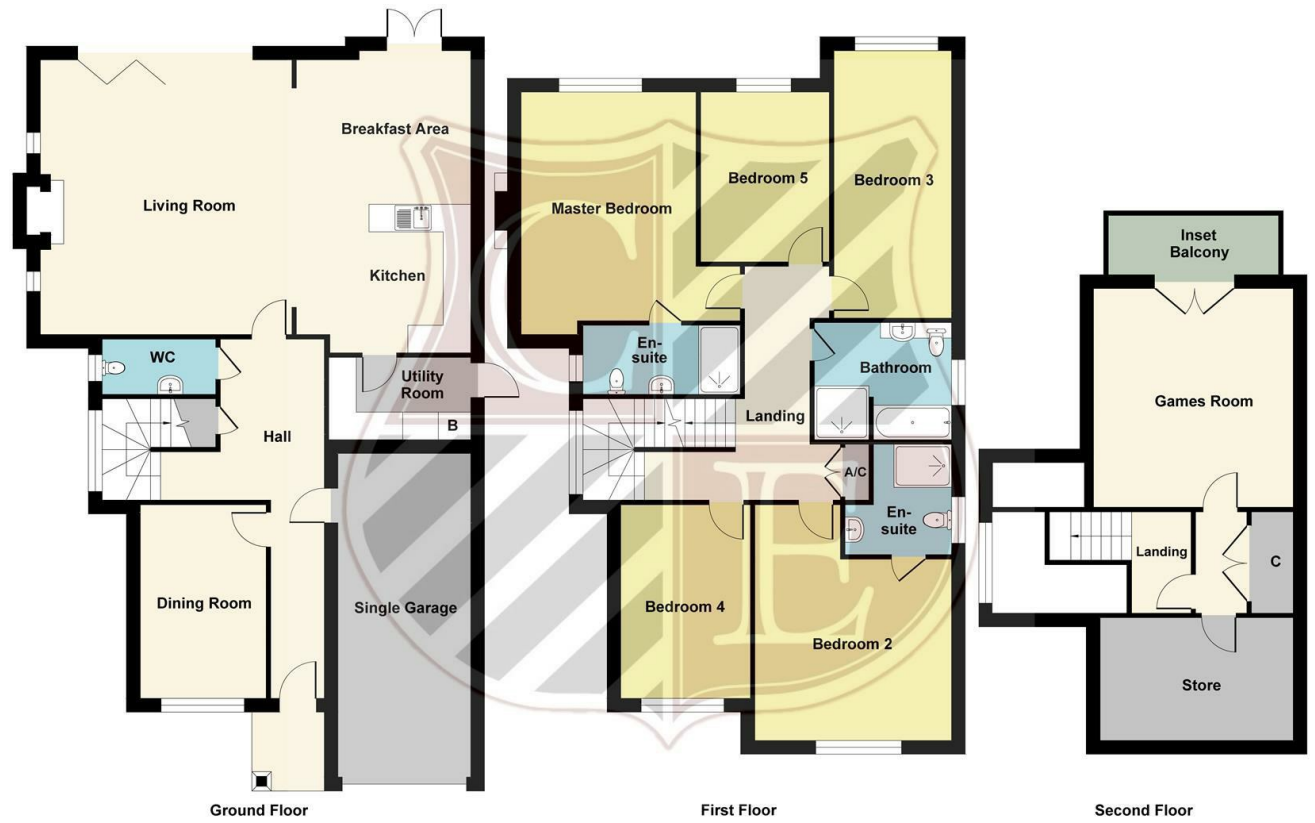


Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

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 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	



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