



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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50 Crescent Road, Benfleet, Essex, SS7 1JL

£565,000 Freehold

Situated in a sought after position within walking distance of the station and backing Boyce Hill golf course. A family home offering spacious living accommodation and four good sized bedrooms to the first floor, with the master having a modern en-suite shower/dressing room. There is also a spacious family bathroom with a separate shower cubicle. The garden is well maintained and backs the golf course commencing with a decking area and further seating area to rear plus a summerhouse. The front garden is block paved providing off street parking and access to the garage which has an electrically operated door.

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New composite security door & new window leading to
SPACIOUS T-SHAPED ENTRANCE HALL 16'3 x 14'9
reducing to 5'1 (4.88m'0.91m x 4.27m'2.74m reducing to
1.52m'0.30m)



Spindled staircase to first floor, storage/cloaks cupboard, dado rail, radiator, glazed double doors to lounge and further doors to;



CLOAKROOM

White suite comprising of dual flush close coupled wc, wood effect vanity unit with cupboards under and inset wash hand basin, large storage/shoe cupboard, further cupboard under the stairs, obscure window to side, radiator.

LOUNGE/DINER overall measurement 22'9 x 21' reducing to 10'2 (overall measurement 6.71m'2.74m x 6.40m' reducing)



LOUNGE AREA 21' x 11'10 French doors to rear with full height glazed panels to either side, further window to rear. Feature mahogany fireplace with marble back and hearth, inset gas coal fire, four wall light points, coved ceiling, glazed Georgian style double doors to hallway, open to:- **DINING AREA 10'5 x 10'2** Window to side, radiator, coved ceiling and ceiling rose, door to entrance hall.



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UTILITY ROOM 10' x 5'4 (3.05m x 1.63m)

Base cupboard with inset 1.5 bowl stainless steel sink with mixer tap, floor standing gas central heating boiler, plumbing and space for washing machine. Fully tiled walls, half glazed door and windows to side, coved ceiling.

SPACIOUS LANDING



KITCHEN/BREAKFAST ROOM 12'5 x 10'4 (3.66m'1.52m x 3.05m'1.22m)



Recently re-fitted with white base and wall cupboards, contrasting grey worktops incorporating a breakfast bar with 4 attractive stools. Inset granite effect Franke sink unit with mixer tap. Integrated appliances comprising of electric double oven with warming drawer beneath, ceramic hob, integrated fridge and freezer, integrated dishwasher. Corner carousel unit, drawer pack unit. Illuminated display cabinets, full height pull out larder cupboard. White contrasting tiled splash back. Brushed chrome power sockets. Kick heater. Uni-click laminate flooring. Coved and skimmed finish ceiling with inset ceiling lights. Leaded Light bay window to front.

Loft hatch (with pull-down ladder and light), dado rail, radiator, recently fitted window to side, doors to:-



BEDROOM 1 12'1 x 11'10 (3.66m'0.30m x 3.35m'3.05m)



Window to rear, dado rail, coved and skimmed finished ceiling with ceiling rose, door to:-



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LUXURY EN-SUITE/DRESSING ROOM 10' x 6'8 plus wardrobes (3.05m' x 1.83m'2.44m plus wardrobes)



Spacious room with large corner curved shower cubicle, wood effect double vanity unit with high gloss surface and two inset wash hand basins, concealed cistern for wc with push button control. Two mirror and one high gloss sliding door wardrobes to one wall, fully fitted internally with hanging rails, shelving and drawers. Fully tiled walls to shower and window walls, two windows to side, coved and skimmed finished ceiling, radiator.

BEDROOM 3 12'1 plus wardrobes x 8'6 (3.66m'0.30m plus wardrobes x 2.44m'1.83m)



Window to rear, fitted wardrobes with drawer pack and cupboards above, radiator, coved ceiling.

BEDROOM 4 9'10 x 8'10 (2.74m'3.05m x 2.44m'3.05m)



Window to front with views over Benfleet. Radiator, coved ceiling

FAMILY BATHROOM 8'6 plus shower recess x 6'6 (2.44m'1.83m plus shower recess x 1.83m'1.83m)

White suite comprising of wood panelled bath, mixer tap and shower attachment. Close coupled wc with matching toilet seat, matching vanity unit with inset wash hand basin and cupboards under, bidet, fully tiled shower cubicle, fully tiled walls, radiator, obscure window to side.

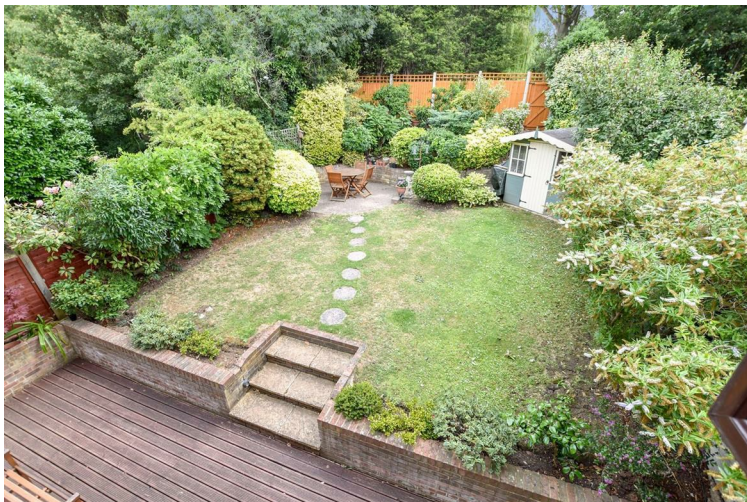
BEDROOM 2 12' x 10'9 (3.66m' x 3.05m'2.74m)



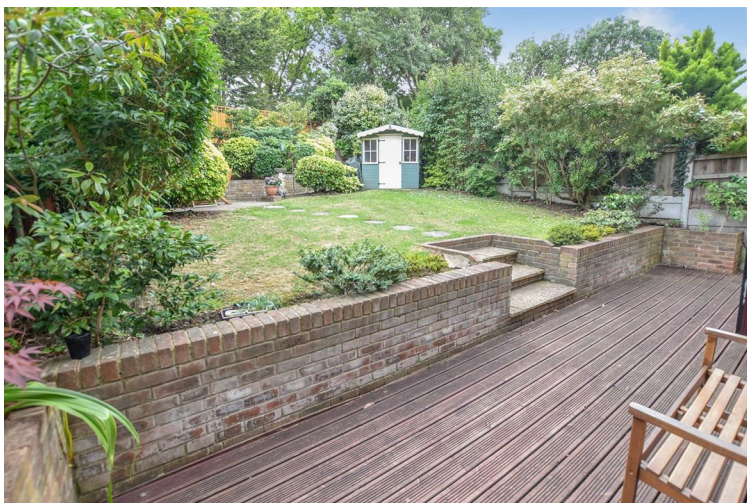
Window to front with views over Benfleet. Radiator, coved ceiling.

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GARDEN approximately 50' (approximately 15.24m')



Well maintained commencing with decking area, small brick wall with steps up to lawn with central slab path. Shrub and flower borders, further seating area to rear and summerhouse. Pathway to gate leading onto golf course. Access at side to rear of garage, gated access to sideway with further gated access to front.



FRONT GARDEN

Mainly block paved with inset flowerbed. Provides off street parking for approximately three vehicles and access to garage.

GARAGE 17'4 x 13'3 (5.18m'1.22m x 3.96m'0.91m)

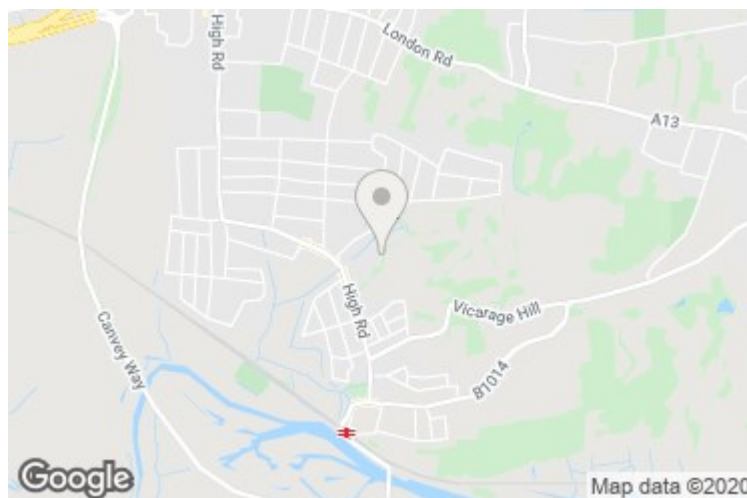
Electric up and over door, power and light, soffits to front have inset lighting.

BUILT 1989.

Viewing strictly by Countryside Estates on 01268 7

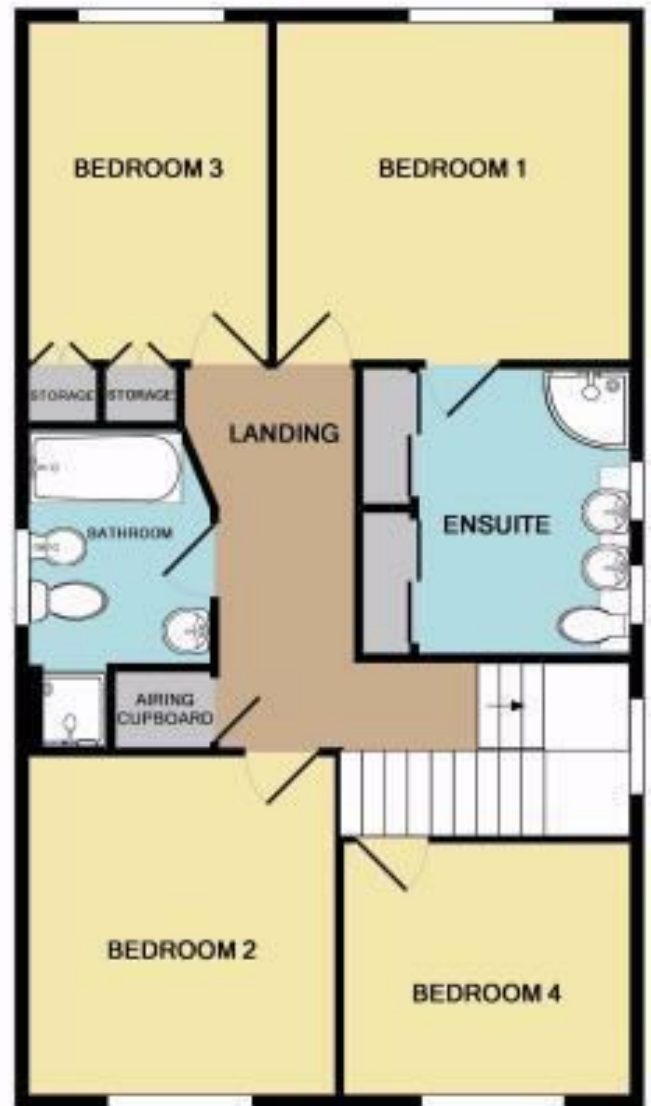
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	74
England & Wales	EU Directive 2002/91/EC	

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		
	37	66
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1740 SQ.FT. (161.6 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinnessex.co.uk
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