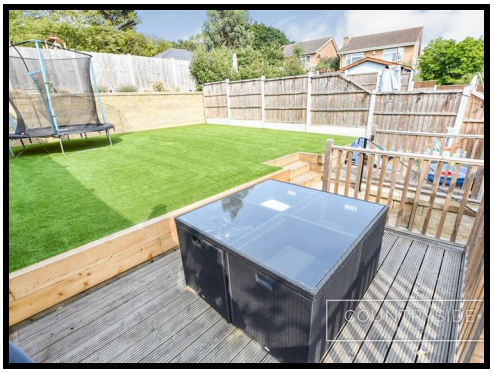
COUNTRYSIDE
ESTATES









7 Southwell Road, Benfleet, SS7 1JB

Offers In Excess Of £600,000 - £625,000 Freehold

COMPLETE ONWARD CHAIN A LUXURY FOUR BEDROOM SEMI-DETACHED FAMILY HOME BUILT IN 2023 TO A HIGH SPECIFICATION. This property offers an open plan kitchen/family room with separate snug. To the first floor four bedrooms, one En-suite and a spacious family bathroom. Externally, landscaped garden, block paved driveway. Situated in an elevated position enjoying views of Boyce Hill Golf Club and Benfleet's surrounding areas. Walking distance from woodlands and Benfleet High Road. In the catchment area for Kents Hill Primary School, King John Senior school and Appleton Senior School.

7 Southwell Road, Benfleet, SS7 1JB

Entrance Hall



Composite entrance door opening to hall, tiled flooring, underfloor heating, coved smooth plastered ceiling, power points. Doors leading to:

Snug 14'3" x 7'4" (4.34m x 2.24m)



Upvc double glazed window to front aspect, coved smooth plastered ceiling, tiled flooring, underfloor heating, TV and power points.

Open Plan Kitchen/Family Room 22'1" max x 20'3" max (6.73m max x 6.17m max)



Bi-folding doors opening to rear garden, coved smooth plastered ceiling, tiled flooring, underfloor heating, shaker style fitted kitchen with Quartz worktops with integrated NEFF appliances including induction hob with extractor fan over, oven, combi-oven/microwave, low level fridge, dishwasher, inset stainless steel sink with Quooker hot tap, spotlight lighting, custom made media wall with storage cupboards, TV and power points.

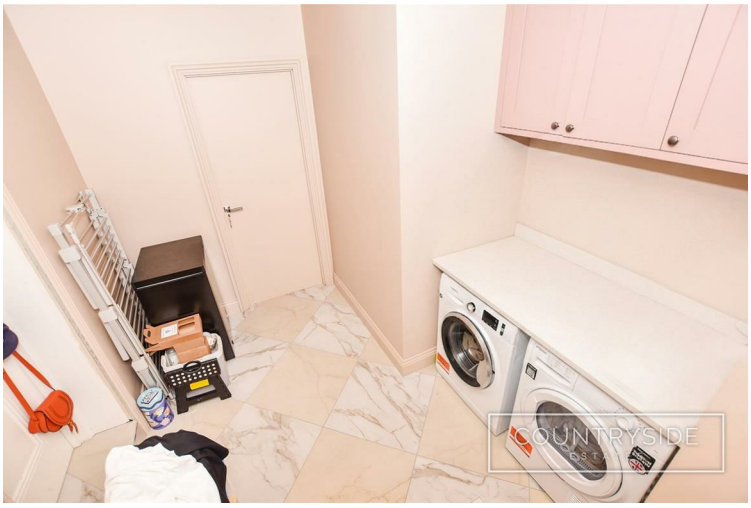






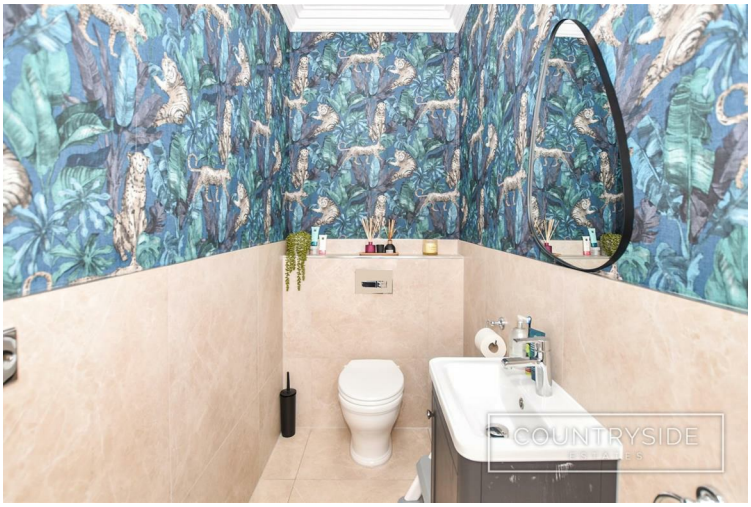
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Utility Room



Tiled flooring, smooth plastered ceiling, fitted Quartz worktop with wall mounted cupboards above, space for washing machine and tumble dryer.

Ground Floor Cloakroom 6'10" x 3'11" (2.08m x 1.19m)



Coved smooth plastered ceiling, tiled flooring, underfloor heating, half tiled walls, spotlight lighting, vanity unit with inset wash hand basin with chrome mixer tap, concealed system W/C.

Landing



Carpet, smooth plastered ceiling, radiator and power points. Storage cupboard. Doors leading to:

Bedroom One 12'8" x 12'6" (3.86m x 3.81m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, built-in wardrobes and drawers, radiator, TV and power points.

Luxury Shower Room En-suite



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, half tiled walls, spotlight lighting, vanity unit inset wash hand basin and chrome mixer tap, shower cubicle with glass door, concealed system W/C, chrome heated towel rail.

Bedroom Two 13'6" x 10'9" (4.11m x 3.28m)



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

7 Southwell Road, Benfleet, SS7 1JB

Bedroom Three 13'6" x 10'9" (4.11m x 3.28m)



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



Bedroom Four 14'4" x 8'11" (4.37m x 2.72m)



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

Luxury Family Bathroom 9'6" x 6'6" (2.90m x 1.98m)



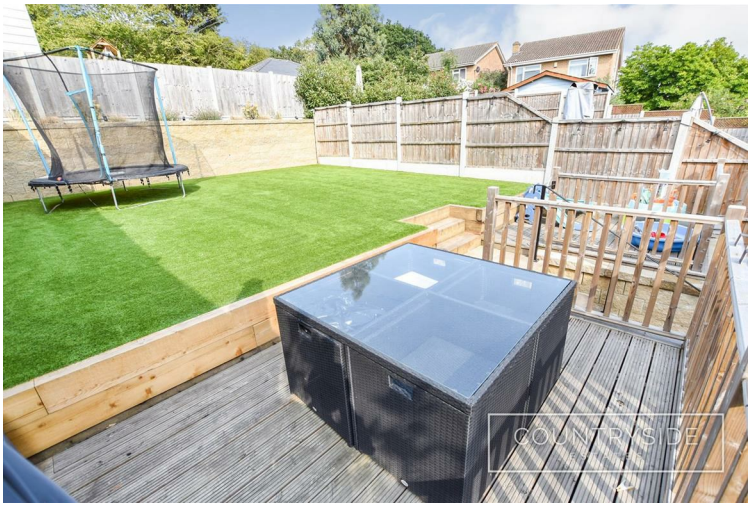
Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, half tiled walls, spotlight lighting, modern white suite comprising bath with tiled surround, shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W/C, chrome heated towel rail.



Garage/Store
Electric roll over door, lighting and power points. Personal door to entrance hall.

7 Southwell Road, Benfleet, SS7 1JB

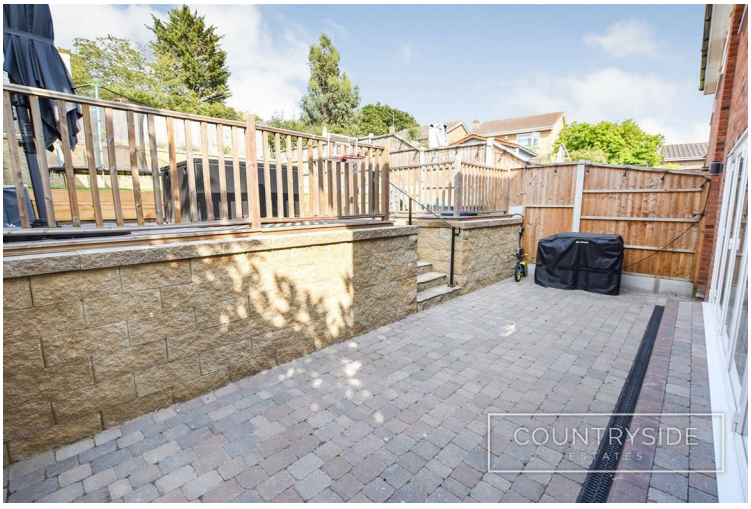
Garden





Landscaped three tiered garden commencing of a block paved patio area, stepping up to raised decked area, leading to top tier laid with astro turf. Side access, external lighting, power supply and water tap.





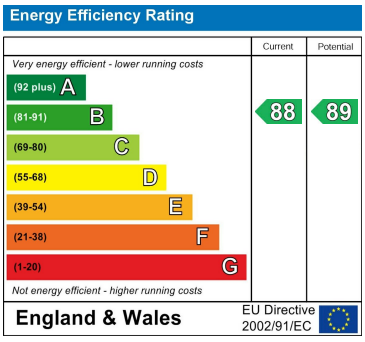
Front Garden

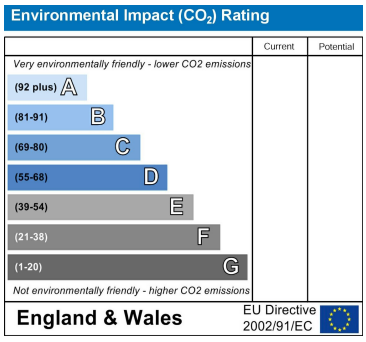


Block paved driveway providing off street parking for two vehicles.

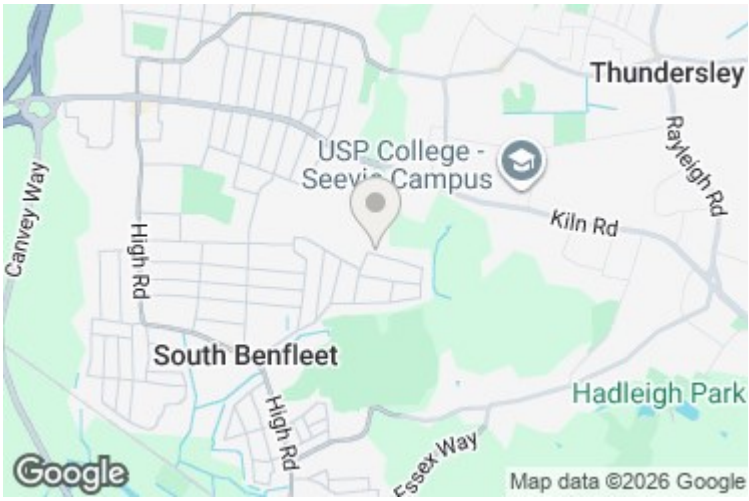
Council Tax Band

BAND E - Castle Point Borough Council





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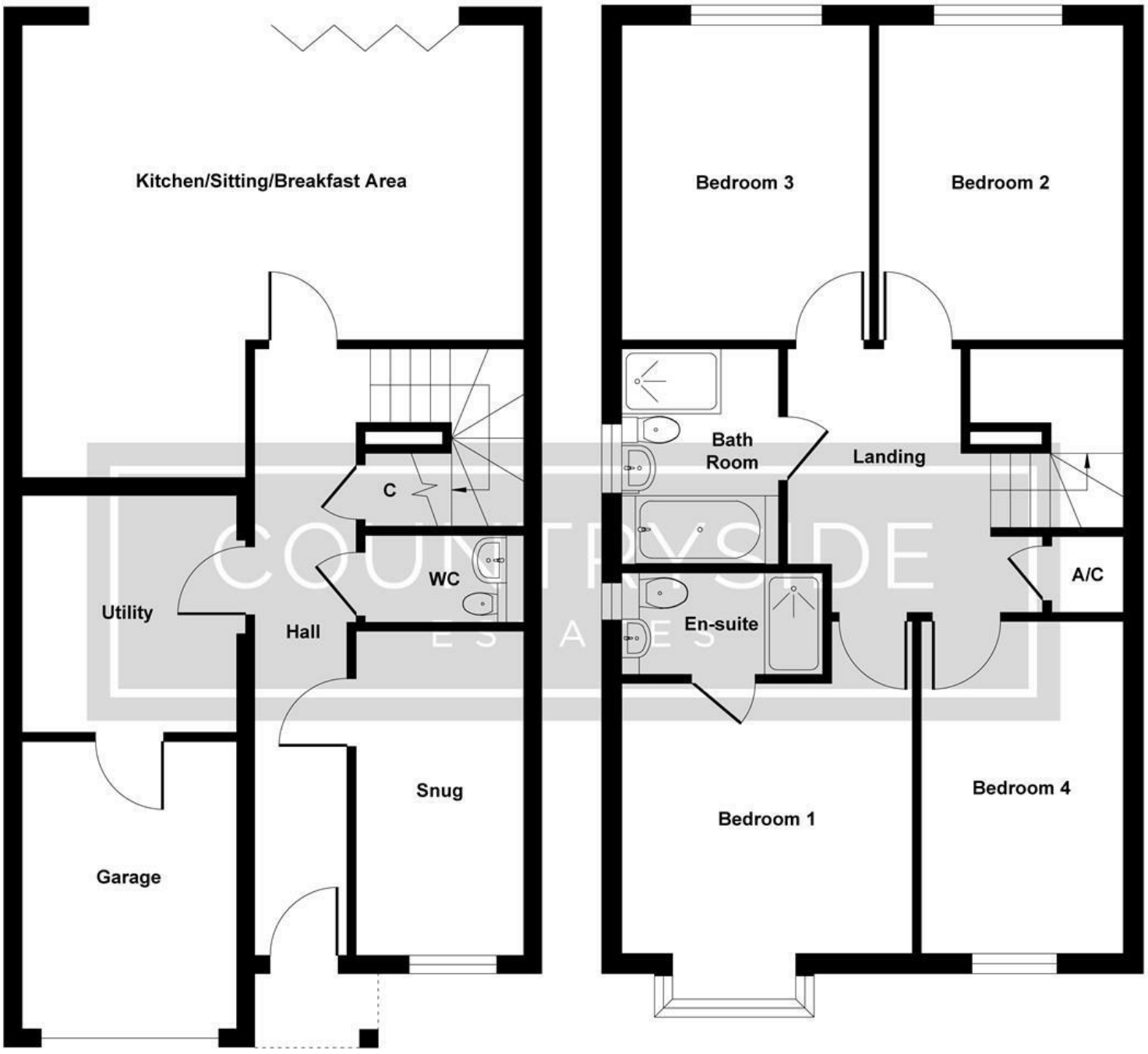


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