

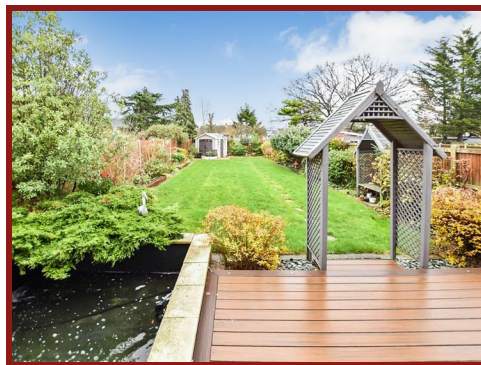


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



**520 High Road, Benfleet, Essex, SS7 5RE**

**£550,000 Freehold**

A SPACIOUS WELL MAINTAINED 4 BEDROOM DETACHED HOUSE Situated within walking distance to local shops and amenities, as well as being in Jotmans Hall Primary and Appleton Senior School catchments. Good transport links to Tarpots and Benfleet Station.

Offering good sized living accommodation comprising of kitchen/diner plus utility room, lounge and separate dining room/reception room. To the first floor four double bedrooms one with an en-suite and a family shower room.

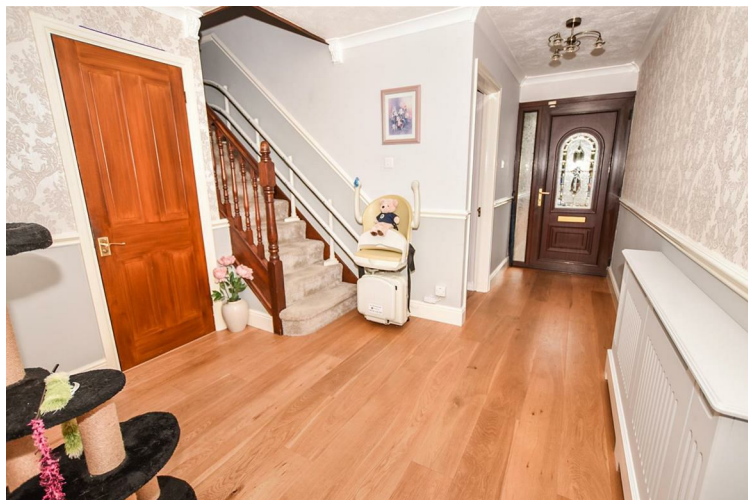
Externally, the property boasts an approx. 95ft established landscaped rear garden, and a block paved driveway providing parking for several vehicles.

## 520 High Road, Benfleet, Essex, SS7 5RE

### Accommodation

Upvc double glazed entrance door, leading to:

### Entrance Hall



Wood flooring, coved artex ceiling, radiator with decorative cover, power points. Doors leading to:

### Dining Room/Reception Room 13'0 x 10'11 (3.96m x 3.33m)



Upvc double glazed bay window to front aspect, wood flooring, coved artex ceiling, radiator and power points.

### Lounge 19'0 x 12'0 (5.79m x 3.66m)



Upvc double glazed French doors leading out to rear garden, carpet, coved artex ceiling, feature brick built fireplace, radiator, TV and power points.



### Kitchen/Dinner 15'0 x 8'10 (4.57m x 2.69m)



Upvc double glazed window to rear aspect, laminate tiled effect flooring, coved artex ceiling with inset lights, fitted kitchen with granite worktops, inset sink with drainer and chrome mixer tap, gas hob with extractor over, double oven, integrated dishwasher, radiator and power points.

### Utility Room 7'0 x 6'0 (2.13m x 1.83m)

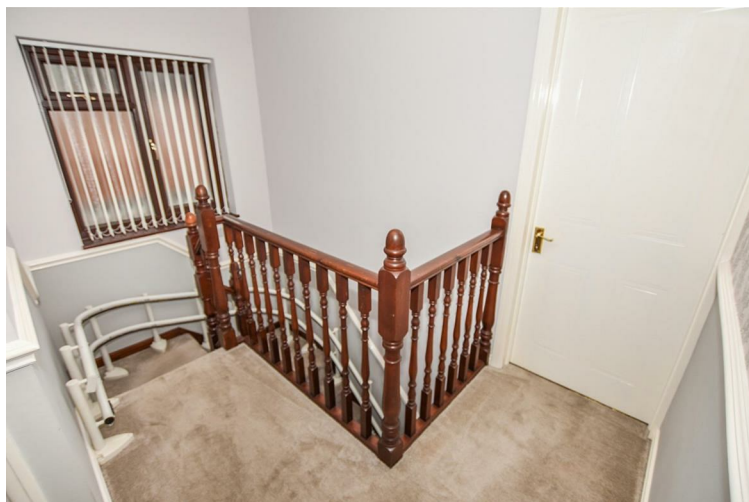
Upvc double glazed obscure window to side aspect and personal door, laminate tiled effect flooring, artex ceiling, fitted unit with worktop, inset sink with drainer and chrome mixer tap, space for washing machine and tumble dryer, wall mounted Valliant boiler.

### Cloakroom W.C

Upvc double glazed obscure window to side aspect, cushion flooring, artex ceiling, vanity unit with inset wash hand basin and chrome mixer tap, tiled splash back, close coupled W.C. Storage cupboard.

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## Landing



Upvc double glazed window to side aspect, carpet, coved artex ceiling, airing cupboard, radiator and power points.

## Master Bedroom 14'0 x 11'0 (4.27m x 3.35m)



Upvc double glazed window to rear aspect, carpet, artex ceiling, range of fitted wardrobes, radiator with decorative cover, TV and power points.



## Master En-Suite



Upvc double glazed obscure window to side aspect, laminate flooring, smooth plastered ceiling, partiality tiled walls, corner panelled bath with shower over, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W.C, chrome heated towel rail.

## Bedroom Two 13'0 x 10'11 (3.96m x 3.33m)



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

## Bedroom Three 14'0 x 9'0 (4.27m x 2.74m)



Upvc double glazed window to front aspect, carpet, artex ceiling, range of fitted wardrobes and desk, radiator, TV and power points.

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## Bedroom Four 13'10 x 9'0 (4.22m x 2.74m)



Upvc double glazed window to rear aspect, carpet, artex ceiling, range of fitted wardrobes, radiator, TV and power points.

## Family Shower Room



Upvc double glazed obscure window to side aspect, cushion flooring, artex ceiling, fully tiled walls, large shower cubicle with glass screen and door, vanity unit with inset wash hand basin and chrome mixer tap, concealed W.C, chrome heated towel rail.

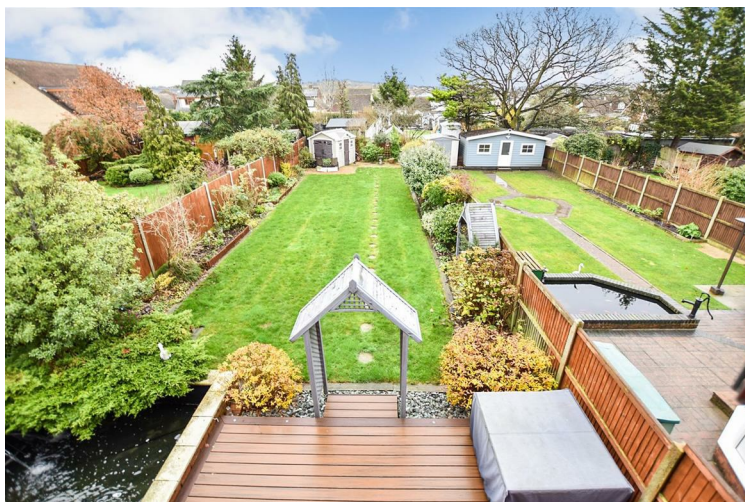
## Integral Garage 17'6 x 8'3 (5.33m x 2.51m)

Electric roller door, lighting and power points.

## Rear Garden



Approx. 95' well maintained landscaped rear garden, commencing with a raised decking area adjoining a pond, step down spacious lawned area with established flower bed borders, to the rear a gravelled area with summer house. Side access, external water tap.

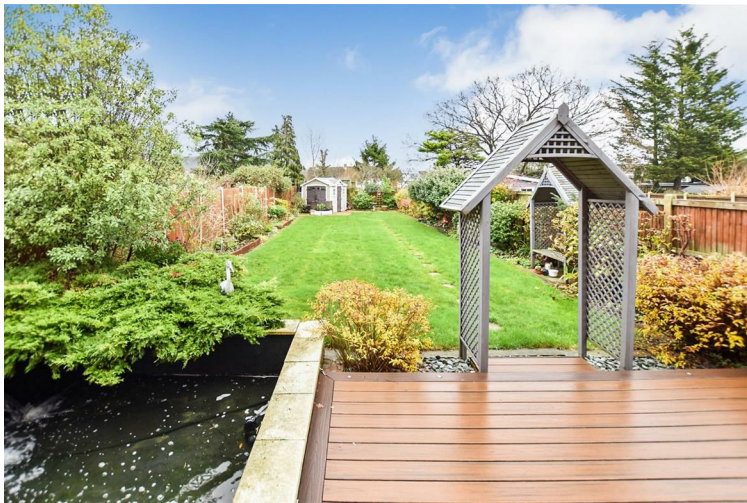


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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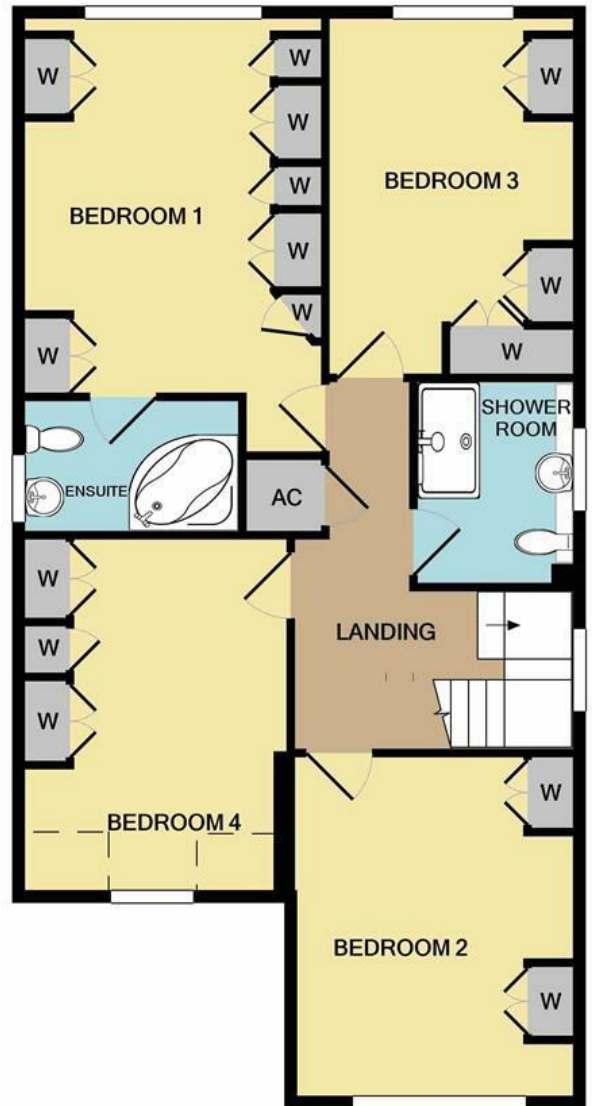
## Front Garden



Low level walled frontage, block paved driveway providing ample off street parking for several vehicles, in addition to the integral garage.



GROUND FLOOR  
APPROX. FLOOR  
AREA 896 SQ.FT.  
(83.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 796 SQ.FT.  
(73.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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