



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**1B Wensley Road, Benfleet, Essex, SS7 3DT**

**£350,000 Freehold**

Help to Buy available with this brand new home, open plan living accommodation, luxury kitchen area with integrated appliances and quartz work surfaces. Ground floor cloakroom/w.c. 3 Bedrooms to the first floor, ensuite to master. Fully tiled bathroom, Complete with floor coverings. Carport & off street parking. Convenient location within walking distance of Seevic College, King John & Hadleigh town centre.

## 1B Wensley Road, Benfleet, Essex, SS7 3DT

Brand new 3 Bedroom semi detached house built to a high standard in a quiet road in a convenient position a minute from the A13 and within a walking distance of King John School, Seevic college. and Hadleigh. Open plan living accommodation, luxury kitchen with integrated appliances and quartz worktops. En-suite to master bedroom. Fully tiled bathroom. Garden with sandstone patio, block paved driveway and carport to front.

### Entrance Hall 16'9 (5.11m)



Composite door with obscure glazed insets, Karndean flooring, Spindled staircase to first floor with under stairs storage cupboard (with plumbing for washing machine) central heating thermostat, double chrome power point, radiator. doors to,

### Cloakroom/w.c

Concealed system for w.c with tiled area behind with inset chrome inset dual flush controls. White gloss vanity unit with cupboard under and inset wash hand basin with tiled splash back. Karndean flooring, skimmed finish ceiling, obscure window to front with tiled sill.

### Family room/kitchen 19'8 x 14'8 (5.79m'2.44m x 4.47m)



Spacious room, Kitchen area, light grey gloss base and wall units, integrated fridge/freezer, integrated dishwasher, built under oven/grill. Inset ceramic hob with quartz splash back and stainless steel canopy over with extractor fan. Quartz work surfaces with under mounted one and a half bowl stainless steel sink with mixer tap. Chrome power points. Patio doors to rear overlooking the garden in lounge area. Radiators in both the lounge and kitchen area. Karndean flooring.



### Landing

Cupboard housing Vaillant gas central heating combination boiler. Access to loft, double chrome power point. doors to:-

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## Bedroom One 12'4 x 10'9 (3.76m x 3.28m)



Window to front, radiator, skimmed finish ceiling. door to:-

## Luxury En-Suite



Modern white suite comprising concealed system for w.c with chrome dual flush plate, White gloss vanity unit with inset wash hand basin with cupboard under. Double shower cubicle. Fully tiled walls and floor. Chrome heated towel rail/radiator. Skimmed finished ceiling with inset lighting, extractor fan, obscure window to front.

## Bedroom Two 12'8 x 6'2 (3.86m x 1.88m)

Window to rear, radiator, skimmed finish

## Bedroom Three 8'7 x 8'1 (2.62m x 2.46m)

Window to rear, radiator and skimmed finish ceiling

## Family Bathroom



Modern white suite comprising concealed system for w.c with chrome dual flush plate, White panel bath with shower over and glazed shower screen.

## Garden 33' (10.06m)



Commencing with Indian sandstone patio, remainder laid to lawn, Silver Birch tree, fully fenced boundaries. External tap, access to carport.

## Front Garden



Blocked paved driveway providing off street parking and access to carport, flower bed to the side of driveway.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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