



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**Heston, 8 St. Marys Road, Benfleet, SS7 1NR**

**£625,000 Freehold**

A LOVELY 1955 BUILT CHARACTER HOUSE ENJOYING A SUPERB OUTLOOK OVER BENFLEET CREEK AND SURROUNDING AREA. Within just a few minutes walk to the entrance of the picturesque Benfleet downs, the station and conservation area with a variety of quaint pubs and restaurants with also a few convenience stores close by.

Located in this highly sought after location and offering much scope to create a much larger home STP we strongly recommend a viewing.

## Heston, 8 St. Marys Road, Benfleet, SS7 1NR

### Entrance Porch

Quarry tiled floor, half glazed hardwood door leading to spacious entrance hall.

### Entrance Hall



White turned spindle staircase to first floor, radiator, coved and artex ceiling, under stairs storage cupboard with gas meter.

### Modern Shower Room/wc

Fully tiled walls, ceramic tiled floor, fully tiled shower cubicle with electric shower, vanity wash hand basin with mixer tap and cupboards under, cabinet above, close coupled wc with push button control, skimmed ceiling, radiator, window to flank,.

### Lounge 19'3 x 14 (5.87m x 4.27m)



A lovely bright and spacious room with UPVC French doors to conservatory, window to flank, floor to ceiling open brick fireplace with gas point and electric coal effect fire, six wall light points, radiator, power points and Tv point.

### Dining Room/Optional Bedroom Four 10'8 x 9'8 (3.25m x 2.95m)



Leaded light window to front, radiator, power points, telephone point.

### Kitchen/Breakfast Room 13'5 x 10 (4.09m x 3.05m)



Window to rear with lovely views, half glazed UPVC door to side, inset one and a half bowl sink unit with mixer tap and cupboards under, range of light leather effect base and wall cupboards, leaded light display cabinet, ceramic hob with electric oven under, dishwasher and washing machine to remain, breakfast bar/table, built in wine rack, fridge/freezer to remain, concealed ideal Mexico floor mounted gas boiler.

# Heston, 8 St. Marys Road, Benfleet, SS7 1NR

## Conservatory 14'7 x 9'7 (4.45m x 2.92m)



UPVC double glazed construction, double doors to side, two wall light points, power points, superb outlook.

## Bedroom Two 11 x 10'5 into bay (3.35m x 3.18m into bay)



Window to rear again with superb views, cupboard housing lagged copper cylinder, radiator, power points.

## Landing



Leaded light window to front, double floor to ceiling fitted wardrobe cupboards with sliding doors and access to eaves, loft access, two power points, wall light point.

## Bedroom Three 10'7 x 7 (3.23m x 2.13m)



Leaded light window to front, single built in wardrobe, telephone point, power points, recess ideal for desk unit.

## Bedroom One 13'9 plus 2'5 bay x 11 (4.19m plus 0.74m bay x 3.35m)



Window to rear with superb views, two windows to flank, radiator, three single wardrobes, power points and telephone point.

## Modern Bathroom



Modern white refitted suite comprising of panelled bath with mixer tap shower, close coupled wc with push button control, vanity wash hand basin with mixer tap and cupboards under, radiator, fully tiled walls and tiled floor, inset mirror light/shaver point, window to flank, wall mounted cabinet.

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Rear Garden approx. 75ft (approx 22.86mft)



Very attractive and well maintained garden with neat lawn area, well stocked flower beds, large shed divided in two with power and light, water tap, side lean to with light and power, door to front and rear, sideway approx. 10ft wide providing access to front, south backing.



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## Garage 8 x 15'3 (2.44m x 4.65m)

Wooden folding doors, light and power, pitched roof, two windows to flank, door to garden.

## Front Garden

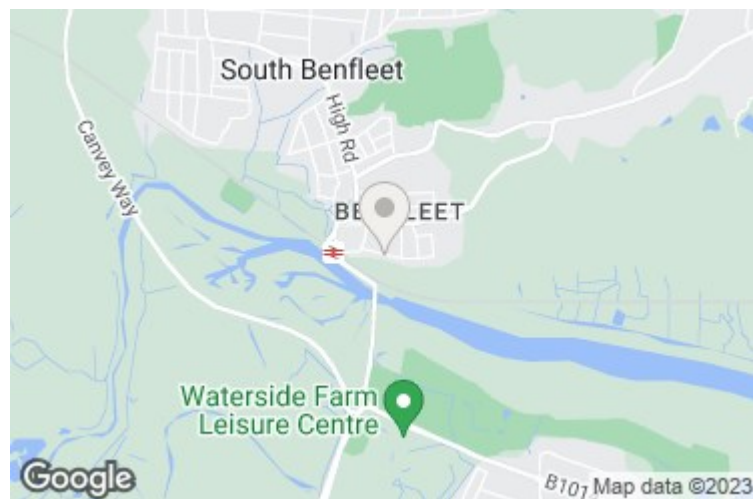
Crazy paved off street parking, established flower beds.

**Built approx. 1955.**

**Council Tax Band F**

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Ground Floor  
967 sq.ft. (89.8 sq.m.) approx.



1st Floor  
572 sq.ft. (53.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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