

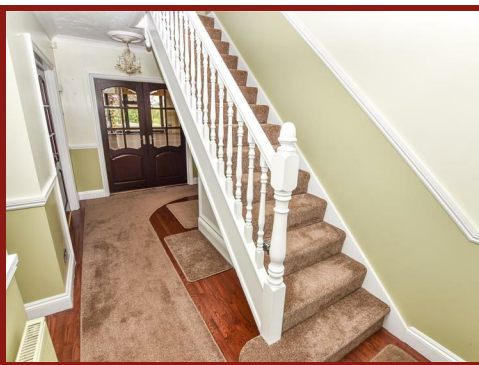


# COUNTRYSIDE ESTATES

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)



**217 Kimberley Road, Benfleet, Essex, SS7 1DS**

**£625,000 Freehold**

Located in this quiet private road and available with no onward chain, a very spacious and individual four double bedroom detached house. Enjoying three separate receptions plus conservatory, modern kitchen breakfast/room and separate utility room, this home is suitable for a family wanting peace and quiet yet still within easy reach of all amenities/schools. VIEWING HIGHLY RECOMMENDED.

## 217 Kimberley Road, Benfleet, Essex, SS7 1DS

### Entrance Hall 17'6 x 6'9 (5.33m x 2.06m)



Door to spacious entrance hall, cherry wood flooring, white turned spindle staircase, under stairs cupboard, power points, radiator, coved and artex ceiling, two ornamental ceiling roses, dado rail.



### Lounge 22 x 13 (6.71m x 3.96m)



French doors to rear leading to conservatory, coved and artex ceiling with two ornamental ceiling roses, two radiators, Limestone feature fireplace with multi fuel burner, dado rail, open access to dining room.



### Dining Room 13 x 11'7 (3.96m x 3.53m)



Window to rear, coved and artex ceiling with ornamental ceiling rose, half glazed double doors to hall.

### Study 8 x 7'10 (2.44m x 2.39m)

Window to front, cherry wood flooring, coved and artex ceiling, radiator.

### Cloakroom

Spacious room with low level wc, corner wash hand basin, dado rail, cherry wood flooring, window to front.

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**Kitchen/Breakfast Room 13 red 6 x 16'4 red 10 (3.96m red 1.83m x 4.98m red 3.05m)**



Window to rear, range of cream shaker style base and wall cupboards, fitted worktops with tiled splash backs, inset one and a half bowl sink unit with mixer tap, neff electric oven and range oven with 5 gas burners and two electric ovens and grill extractor hood above, full height pull out larder unit, radiator with ornamental cover, tiled floor, breakfast bar, neff integrated dishwasher, pelmet over sink with lighting, inset ceiling lights.



**Utility Room 7 x 6 (2.13m x 1.83m)**

Door to side, plumbing for washing machine, fitted wall cupboards.

**Conservatory**



Wood grain upvc construction, french doors to side, tiled floor, two wall light points.

**Landing**



Good size landing with window to front, coved and artex ceiling, airing cupboard with foam lagged cylinder, loft access to insulated and boarded loft with lighting, power points, inset ceiling lights.

**Bedroom One 18 x 11 inc wardrobes (5.49m x 3.35m inc wardrobes)**



Bay window to front, coved and artex ceiling, radiator, inset ceiling lights, range of quality oak fitted wardrobes.

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**Bedroom Three 13'2 x 10'5 inc 13'6 (4.01m x 3.18m inc 4.11m)**



Window to rear again with pleasant views,radiator,coved and artex ceiling,radiator,sliding door wardrobes to remain.

**En-Suite Shower Room**



Modern re-fitted white suite comprising of walk in double shower with overhead and hand held shower,wide vanity wash hand basin with drawers under,close coupled wc with concealed cistern,lino flooring>window to flank,one wall fully tiled>window to flank

**Bedroom Two 13 x 10'5 inc 13'6 (3.96m x 3.18m inc 4.11m)**



Window to rear,radiator,coved and artex ceiling,pleasant far reaching views.

**Bedroom Four/Library 13 x 11'9 inc 14'3 (3.96m x 3.58m inc 4.34m)**



French doors to balcony and window to front,radiator artex ceiling,

**Balcony**

Tiled flooring,glass balustrades and stainless steel handrails,pleasant far reaching views.

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## Bathroom 11'7 x 10'2 (3.53m x 3.10m)



Window to rear, half height wood panelling and fully tiled to bath area, corner air bath with shower unit above and shower screen, bidet, close coupled wc, pedestal wash hand basin, laminate flooring, inset ceiling lights, linen cupboard.

## Double Garage 17'7 x 17 (5.36m x 5.18m)

Electric roller door, wall mounted ideal gas boiler installed February 2020.

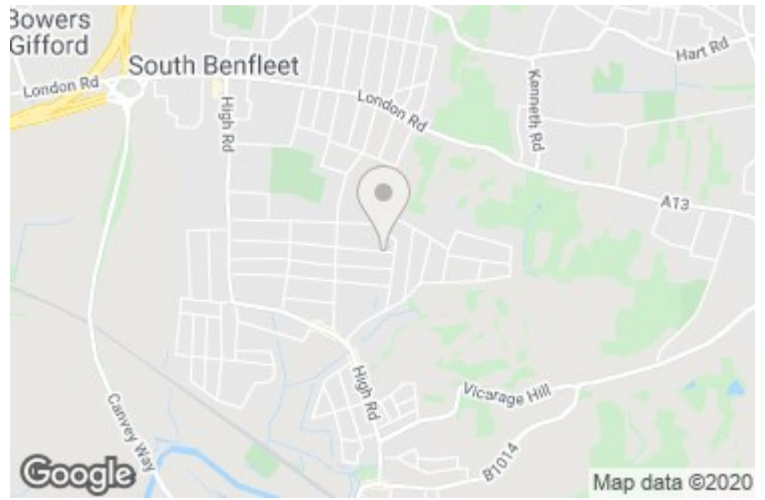
## Front Garden



Attractive cobbled driveway with parking for approx four cars, side entrance gate.

## Rear Garden 45 x 50 approx (13.72m x 15.24m approx)

Decking area, lawned, established flower beds, fenced to boundaries, inset pond, un-overlooked.

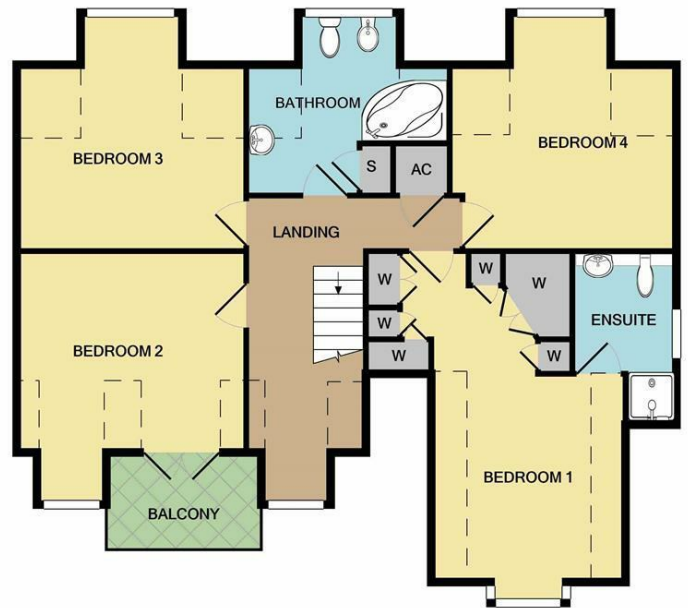


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1273 SQ.FT.  
(118.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 962 SQ.FT.  
(89.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2236 SQ.FT. (207.7 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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