

# COUNTRYSIDE

ESTATES



## 15 Saxonville, Benfleet, SS7 5TD

**£600,000 Freehold**

A BEAUTIFULLY MAINTAINED FOUR DOUBLE BEDROOM HOUSE LOCATED IN QUIET CUL - DE - SAC, within a short walk of both senior and primary schools, offering spacious family accommodation which includes a lounge, dining area, study and playroom and landscaped south backing garden.

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## Accommodation

Composite entrance door, opening through to:

### Entrance Hall



Upvc double glazed obscure window to side aspect, engineered wood flooring, coved smooth plastered ceiling, radiator with decorative cover, power points. Doors leading to:

### Kitchen 11'10 x 11'10 (3.61m x 3.61m)



Upvc double glazed window to front aspect, LVT herringbone flooring with underflooring heating, coved smooth plastered ceiling with inset spotlights, luxury regency style kitchen with granite worktops, inset butler sink with chrome mixer tap, instant hot water tap, Rangemaster cooker with five ring gas hob, two integrated ridges, two freezers and dishwasher. Power points.



### Utility Room 6'2 x 5'4 (1.88m x 1.63m)

Part glazed side door, LVT herringbone flooring, smooth plastered ceiling, fitted worktop, space for washing machine and tumble dryer, power points.

### Lounge 18'0 x 12'10 (5.49m x 3.91m)



Upvc double glazed French doors and glazed side panels, opening out to rear garden, engineered wood flooring, coved smooth plastered ceiling, feature media wall with alcoves for both TV and sound bar, inset electric fire, TV and power point. Open archway to:

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Study 10'7 x 5'9 (3.23m x 1.75m)



Upvc double glazed window to side aspect, engineered wood flooring, covered smooth plastered ceiling, radiator and power points.

Playroom 9'1 x 7'2 (2.77m x 2.18m)



Carpet, covered smooth plastered ceiling with inset spotlights, power points.

Dining Room 10'6 x 8'10 (3.20m x 2.69m)



Upvc double glazed window to rear aspect, engineered wood flooring, covered smooth plastered ceiling, radiator and power points.

Ground Floor Cloakroom



Tiled flooring, covered smooth plastered ceiling, tiled flooring, half panelled walls, wall mounted BURLINGTON hand wash basin with dual chrome taps, BURLINGTON low level W.C with chrome cistern.

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## Landing



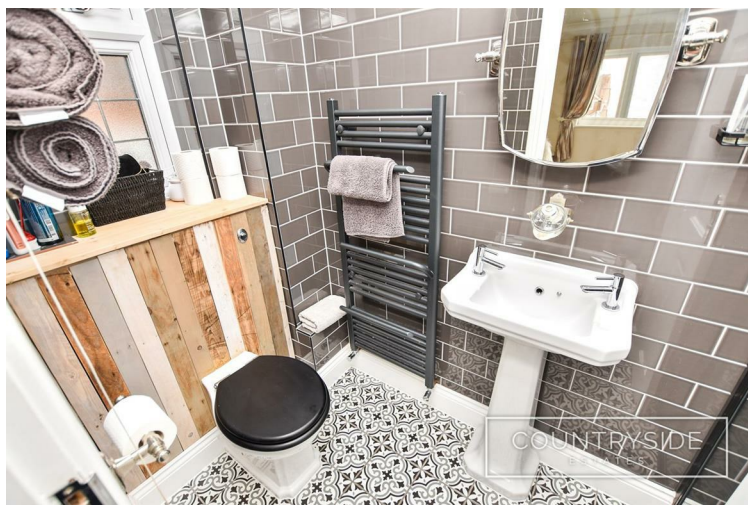
Upvc double glazed obscure window to side aspect, carpet, coved smooth plastered ceiling, access to loft via hatch with pull down ladder, storage cupboard, power points. Doors through to:

## Bedroom One 13'9 x 12'0 (4.19m x 3.66m)



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

## En-Suite



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling inset spotlights, fully tiled wall, shower with glass sliding door and rainfall shower head, pedestal hand wash basin with dual chrome taps, concealed cistern W.C, wall mounted heated towel rail.

## Bedroom Two 11'4 x 9'10 (3.45m x 3.00m)



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



## Bedroom Three 13'0 x 11'6 (3.96m x 3.51m)



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

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**Bedroom Four 12'0 x 11'10 (3.66m x 3.61m)**



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

**Family Bathroom 8'7 x 8'2 (2.62m x 2.49m)**

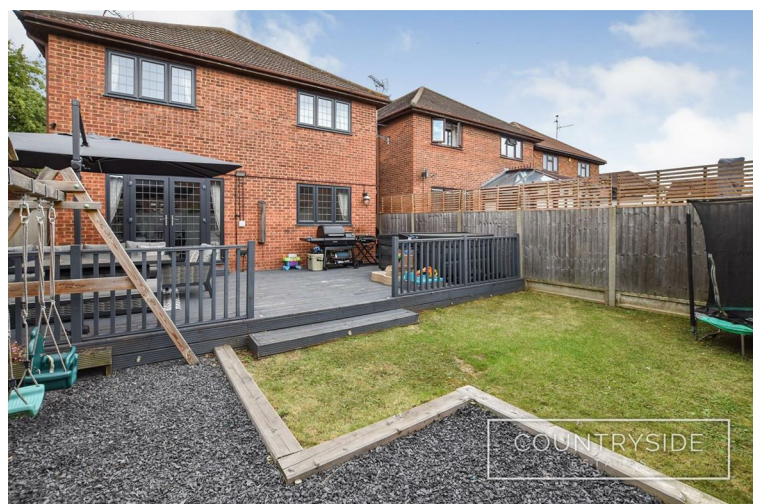
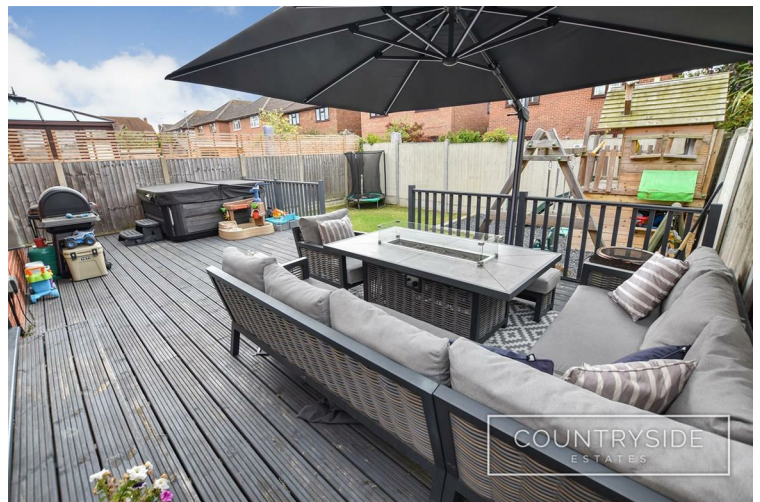


Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, modern white suite comprising panelled bath, shower cubicle with glass doors, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.

**Rear Garden 31' x 30' (9.45m x 9.14m)**



South facing landscaped garden commencing with a raised decked area stepping down to lawn and play area. Side access, external power points, lighting and water tap.



**Garage 10'10 x 7'5 (3.30m x 2.26m )**

Electric roller shutter garage door, lighting, power points, personal door to rear providing access to garden.


## **Front Garden**


Low maintenance gravelled driveway providing ample off street parking.

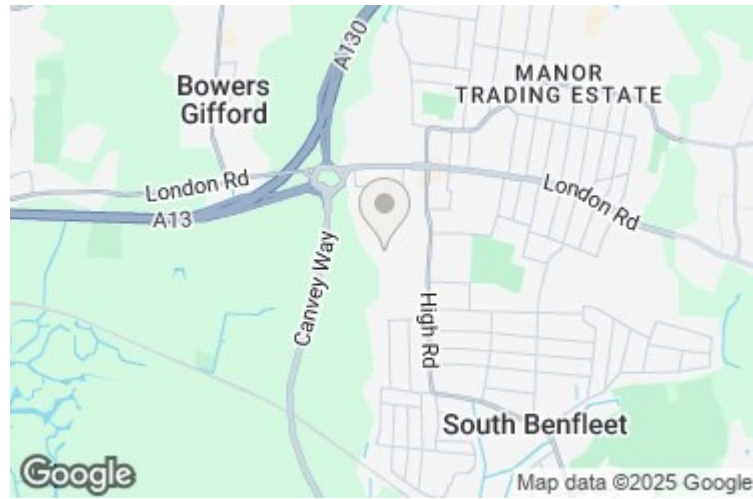
## **Council Tax**

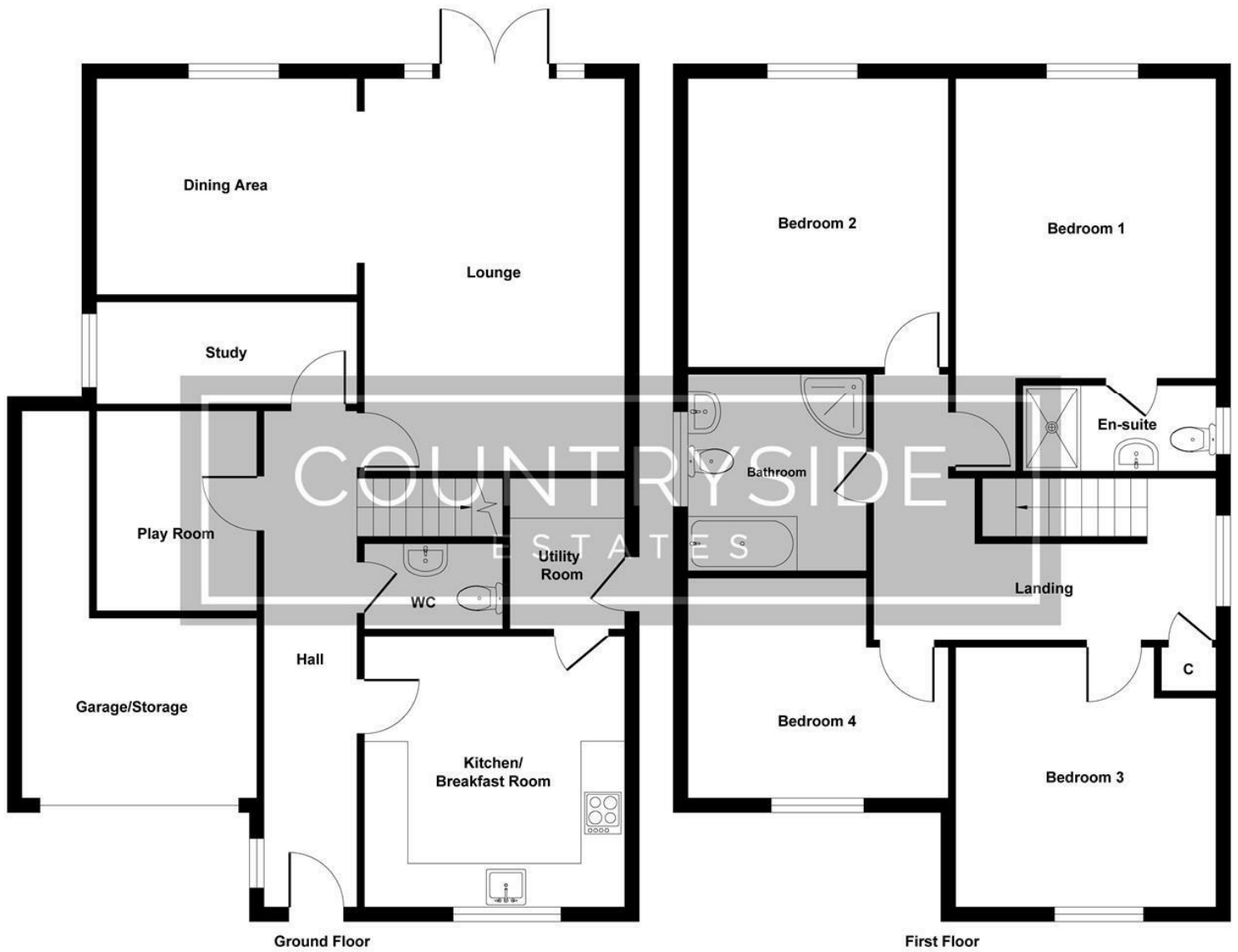
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BAND F - Castle Point Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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