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Longacre Glen Road, Benfleet, Essex, SS7 1AN
Offers In Excess Of £950,000 Freehold

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A UNIQUE 4400 SQFT FAMILY HOME SITUATED IN APPROXIMATELY 3/4 OF AN ACRE WITH AN IMPRESSIVE 170FT ROAD FRONTAGE. In need of modernization this property offers huge potential boasting spacious living accommodation, five bedrooms, four en-suites and three walk-in wardrobes.

Externally, a large in and out driveway, detached double garage, gym/pool room and spacious patio area. Ideally located just off the London Road/A13 being close to amenities yet nestled within an oasis of woodland/greenbelt.

VIEWING IS STRONGLY RECOMMENDED TO TRULY APPRECIATE WHAT THE PROPERTY HAS TO OFFER.





Accommodation

Reception Hall

22'3 x 15'8 (6.78m x 4.78m)

Lounge

30'0 x 20'0 (9.14m x 6.10m)

Dining Room

17'0 x 12'0 (5.18m x 3.66m)

Kitchen/Breakfast Room

18'6 x 16'10 (5.64m x 5.13m)

Conservatory

21'6 x 14'9 (6.55m x 4.50m)

Utility Room

Reception Room/Bedroom Five

14'0 x 12'0 (4.27m x 3.66m)

Ground Floor Cloakroom

Landing

Bedroom One

20'0 x 18'3 max (6.10m x 5.56m max)

Walk-In Dressing Room One

Walk-In Dressing Room Two

En-Suite

Bedroom Two

14'0 x 12'0 (4.27m x 3.66m)

En-Suite

Bedroom Three

15'6 x 13'6 (4.72m x 4.11m)

En-Suite

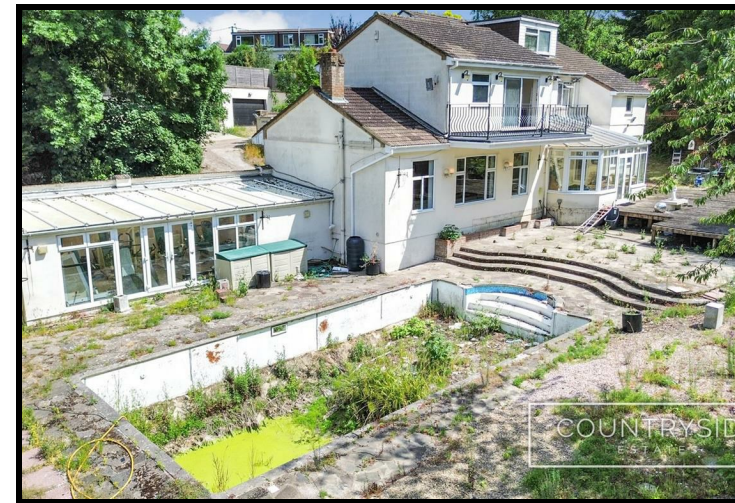
Bedroom Four

15'0 x 13'8 (4.57m x 4.17m)

En-Suite

Family Bathroom

14'0 x 12'0 (4.27m x 3.66m)





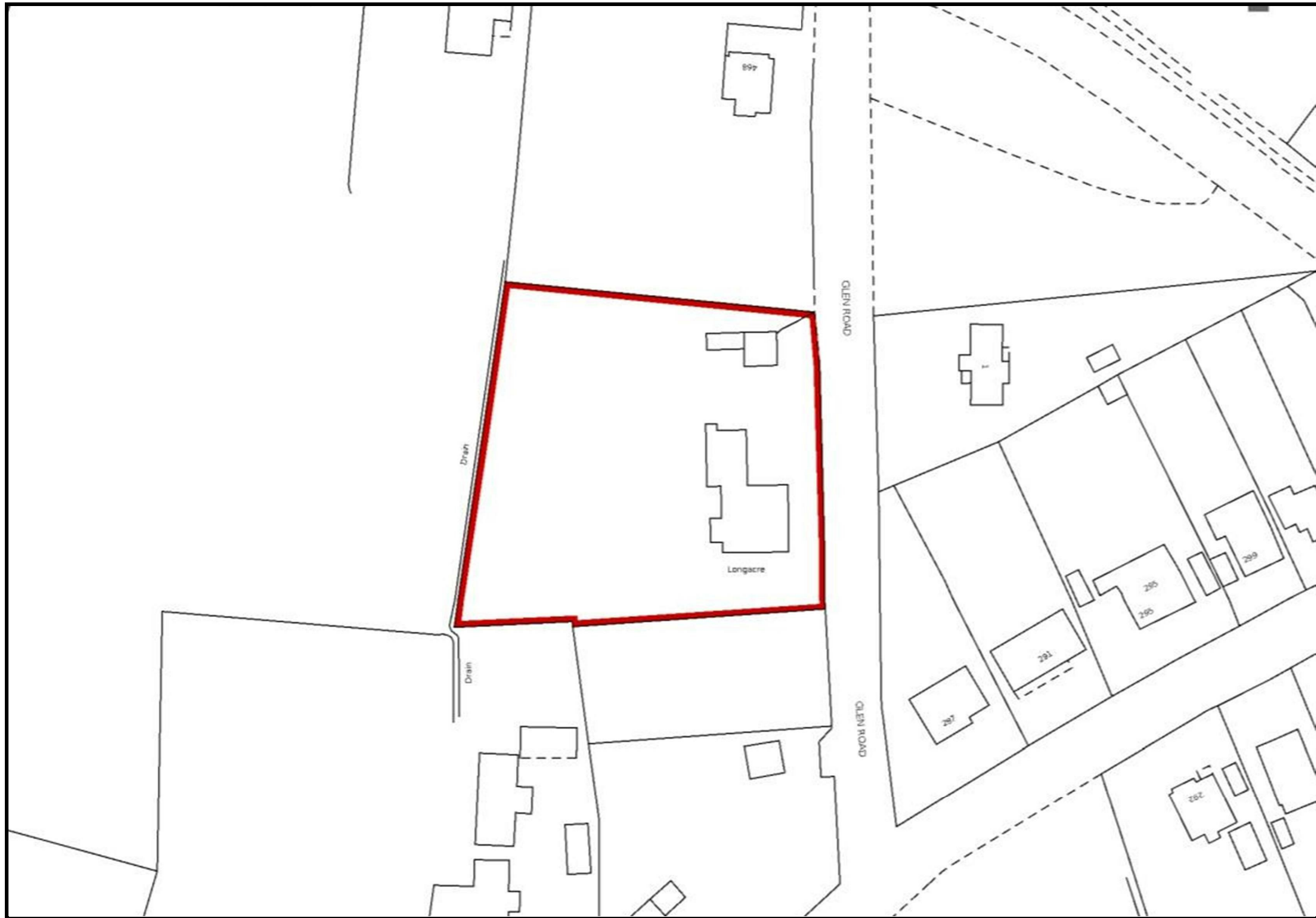
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The floor plan illustrates the layout of the first floor. At the top is a green **CONSERVATORY**. Below it, on the left, is a grey **KITCHEN/ BREAKFAST ROOM** containing a stove and sink. Adjacent to the kitchen is a small grey **LADA**. To the right of the kitchen is a yellow **DINING ROOM**. Further right is a large yellow **SITTING ROOM**. To the right of the large sitting room is an orange **GYM**. Below the kitchen is an orange **UR** (utility room). To the right of the UR is a brown **HALL** containing a staircase labeled 'UP'. Below the UR is a yellow **RECEPTION / BED 5** and a blue **WC** (toilet). To the right of the reception area is another yellow **SITTING ROOM**. Below the gym is a large orange **GARAGE**. A note indicates the garage area is 290 sq.ft. (26.9 sq.m.) approx.

The floor plan shows a 4-bedroom apartment. A central brown landing area contains a staircase with an arrow pointing down. To the top left is a grey storage room. To the top right is a green balcony. The apartment is divided into four yellow bedrooms: Bedroom 1 (top right), Bedroom 2 (bottom right), Bedroom 3 (top left), and Bedroom 4 (bottom left). Each bedroom has a blue bathroom. The landing is accessible from all bedrooms. There are several windows (W) and doors (D) throughout the plan.

Garage
290 sq.ft. (26.9 sq.m.) approx.

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TOTAL FLOOR AREA : 4457 sq.ft. (414.1 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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		79	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		