



Rose Street, Benfleet, Essex, SS7 1FH

Offers in excess of: £390,000

Freehold

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We are delighted to bring this immaculate 3-bedroom family home. Only 3 years old and comes with a 7 years NHBC warranty certificate, you will have peace of mind as well as luxury living, including a BRAND-NEW Garden and Downstairs WC.

Situated in a sought after cul-de-sac in the King John Secondary School catchment area, short walk to Seevic College, Runnymede Leisure Centre and Hadleigh High Street, this stunning family home is filled with natural light throughout, with space to grow as a family.

With great access to the A13 and local bus routes, commuting never has been a problem again. Featuring Main bedroom with ensuite, 3 DOUBLE bedrooms, stunning kitchen / dining room with integrated appliances and separate utility area, family bathroom, spacious family lounge, BRAND NEW downstairs WC and BRAND NEW low maintenance garden with astro-turf grass you'll never need a lawn mower again!

Call the office now to arrange an internal viewing as you do not want to miss out on this GORGEOUS family home!

- Three DOUBLE Bedrooms
- Ensuite to Main bedroom
- Stunning Kitchen / Dining room leading to the rear garden
- Spacious family living room
- 7 Year NHBC Certificate remaining
- Sought After Development
- King John Secondary School Catchment Area
- IMMACULATE Throughout
- Driveway with parking for 2-3 cars

Hallway - Stairs to first floor landing, radiator, door to under stairs cupboard, Luxury Vinyl Tile flooring, doors leading to:

Living Room 16'7" x 10'10" (5.05m x 3.3m) - Spacious Living room with UPVC double glazed window to front, smooth walls and ceiling, wall mounted radiator, wall mounted television unit, Luxury Vinyl Tile flooring

Cloakroom - BRAND NEW Low level WC, hand wash basin, Obscure double glazed window to front, wall mounted mirror, radiator, tiled flooring

Kitchen / Dining Room 17'7" x 11'3" (5.36m x 3.43m) - Filled with natural light from the double glazed sliding doors overlooking the stunning garden, this kitchen diner is fitted with all the appliances you need, including integrated fridge / freezer, dishwasher, double oven and 5 ring gas hob with integrated cooker hood above. 'Grey Oak' effect worktops with a range of eye and base level units with white high gloss soft close units underneath and above. One and a half-inset sink with chrome mixer tap, Wall mounted 'wall radiator' and double-glazed window to rear. Luxury Vinyl Tile Flooring

Utility Room - Space and plumbing for washing machine and tumble dryer

First Floor Landing - Double glazed window to side, carpet flooring, loft access, Spacious airing cupboard housing the boiler.

Main Bedroom 13'6" x 10' (4.11m x 3.05m) - Double glazed window to front, double fitted wardrobes, carpet flooring, radiator, door to ensuite:

Ensuite - Compromises of a 3 piece suite including low level WC, hand wash basin and large walk in shower with waterfall shower head, part tiled walls and tiled flooring

Bedroom 2 11'9" x 8'10" (3.58m x 2.7m) - Double glazed window to rear with fitted blinds to remain, carpet flooring, radiator

Bedroom 3 8'7" x 8'7" (2.62m x 2.62m) - Double glazed window to rear with fitted blinds to remain, carpet flooring, radiator

Family Bathroom - Compromising of a 3 piece suite with white panelled bath with shower over and shower screen fitted, low level WC, hand wash basin, heated towel rail, tiled flooring, part tiled walls, shaver point, extractor fan and obscure double glazed window to front

Rear Garden - BRAND NEW Slate patio area bordering the freshly laid astro turf lawn, you will never need a lawn mower again. This low level maintenance garden is perfect for summer family BBQ's and the growing family to relax and enjoy some quality time together.

Front / Side Garden - Driveway with parking for 2-3 cars to side with decorative shrub borders to front, including astro-turf grass area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Keller Williams - KW Plus

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*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and room proportions are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Specifically, no guarantee is given of the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should be relied on for a basis of valuation. Plan produced for Infinite Property Consultants Ltd, Powered by Keller Williams

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.