



Brown & Brand



**Daws Heath Road**

Benfleet, SS7 2UD

- Three bedroom detached Edwardian House
- Built around 1905 & undergone many improvements
- Located in the heart of Daws Heath
- West facing garden with many features

**Guide Price £525,000 to £550,000**







## Property Description

**GUIDE PRICE £525,000 TO £550,000**

Built around 1905, this beautifully presented three-bedroom detached home perfectly blends period elegance with modern comforts. Set in the highly desirable area of Daws Heath, this character-filled residence is ideal for families or those seeking their forever home. Step inside to discover spacious and thoughtfully designed accommodation throughout. At the front of the home, a welcoming sitting room/lounge provides a cosy yet impressive space to relax. A versatile home office is ideal for remote working, while the heart of the home, a well-appointed kitchen/breakfast room is complemented by a separate utility room for added convenience. A formal dining room at the rear of the property opens directly onto the garden, creating a perfect setting for entertaining. The ground floor also features a convenient WC. Upstairs, you'll find three generously sized double bedrooms. The principal bedroom benefits from its own modern en suite, while a stylish family bathroom serves the remaining two bedrooms. Outside, the west-facing rear garden offers a peaceful and private retreat with a decked area, patio, and mature planting, perfect for al fresco dining or unwinding in the sun. Additional features include off-road parking and a detached garage. Offering exceptional space, timeless character, and everyday practicality, this unique home is not to be missed.





## ACCOMMODATION

Comprises approached via hard door with obscured stainless steel glass panelling, giving access to

## LOUNGE AREA

25' 7" x 11' 9" (7.8m x 3.58m) A bright and stunning room with two separate areas.

## SNUG / SITTING ROOM

Double glazed sash windows to front. Smooth plastered ceiling with inset spotlights, fitted carpet and feature fireplace with log burner. Cast iron staircase dividing two rooms.

## LOUNGE AREA

Double glazed sash windows to front and side. Fitted carpet, TV point, smooth plastered ceilings with inset spotlights.

## INNER HALLWAY

Fitted carpet and smooth plastered ceiling. Door to

## OFFICE

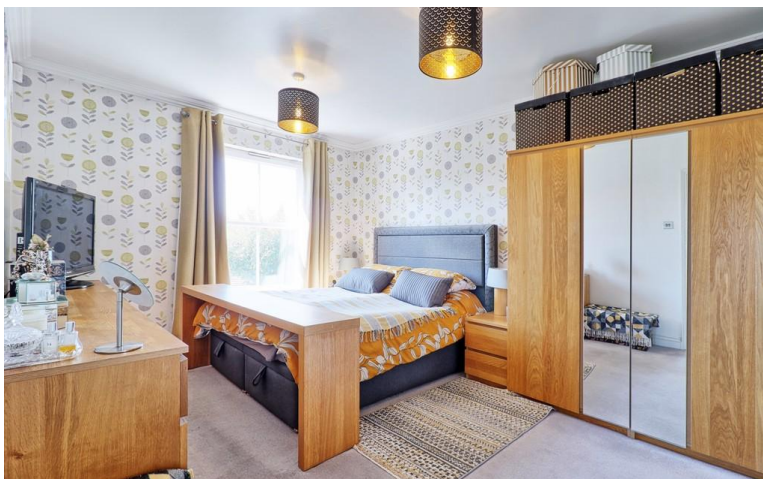
6' 9" x 5' 1" (2.06m x 1.55m) Double glazed window to side. Electric and gas metres. Cupboard housing boiler and fitted carpet.

## KITCHEN/BREAKFAST ROOM

13' 10" x 9' 1" (4.22m x 2.77m) Kitchen is beautifully fitted with modern white and grey units, to both ground and eye level with work surfaces over, incorporating stainless steel sink unit with quooker tap and drainer. Integrated dishwasher. Carousel cupboards. Five ring gas hobs with extractor fan above. Amtico tiled flooring. Fitted electric double oven with combi microwave and warming draw below. Integrated microwave, integrated fridge and freezer. Double glazed windows to side and rear. Smooth plastered ceiling with inset spotlights and breakfast bar. Archway giving access to

## UTILITY AREA

8' 5" x 4' 4" (2.57m x 1.32m) Storage cupboards with work surfaces over. Space and plumbing for washing machine continued amtico tiled flooring. smooth plastered ceiling with inset spotlights. Larger storage cupboard. Double glazed window to side, double glazed door giving access to garden. Door to







### **GROUND FLOOR WC**

Modern two-piece suite comprising vanity sink unit with mixer tap and WC. Tiled flooring radiator. Partly tiled walls. Obscure double-glazed window to rear. Storage cupboard.

### **DINING ROOM**

13' 8" x 10' 8" (4.17m x 3.25m) Double glazed sliding patio doors giving access to garden. Fitted carpet smooth plastered ceiling and radiator.

### **FIRST FLOOR ACCOMMODATION**

Double glazed sash windows to front, fitted carpet and smooth plastered ceiling with inset spotlight door to

### **BEDROOM ONE**

14' 2" x 10' 9" (4.32m x 3.28m) Double glazed sash window to side. Fitted carpet, radiator and smooth plastered ceiling with coving. Door to

### **ENSUITE/SHOWER ROOM**

Modern three-piece suite comprising WC, shower cubicle, vanity sink unit with tap. Tiled walls. Heated towel rail. Fitted corner storage cupboard and tiled flooring. Smooth plastered ceiling with coving. Window to side.

### **BEDROOM TWO**

12' 11" x 10' 2" (3.94m x 3.1m) Double glazed windows to front and side. Fitted carpet, radiator and smooth plastered ceiling.

### **BEDROOM THREE**

12' 7" x 9' 4" (3.84m x 2.84m) Double glazed window to front and fitted carpet. Radiator, smooth plastered ceiling and loft access.

### **BATHROOM**

Modern three-piece suite comprising vanity sink unit with mixer tap. WC and large bath with shower attachment. Partly tiled walls. Tiled flooring. Radiator. Underfloor heating. Window to rear. Smooth plastered ceiling with spotlights, cupboard housing and hot water tank.







## REAR GARDEN

This stunning west-facing garden offers a perfect blend of relaxation and entertainment spaces. A generous decked area and additional patio provide ample room for outdoor dining and lounging. The remainder of the garden is laid to lawn, bordered by mature trees and shrubs for a lush, private feel.

Additional features include privacy fencing, a wooden shed for storage, and a bespoke Breeze House with fitted heater-ideal for year-round enjoyment. The garden also boasts gated side access and a designated barbecue area complete with a charming pergola, making it perfect for hosting guests.



## GARAGE

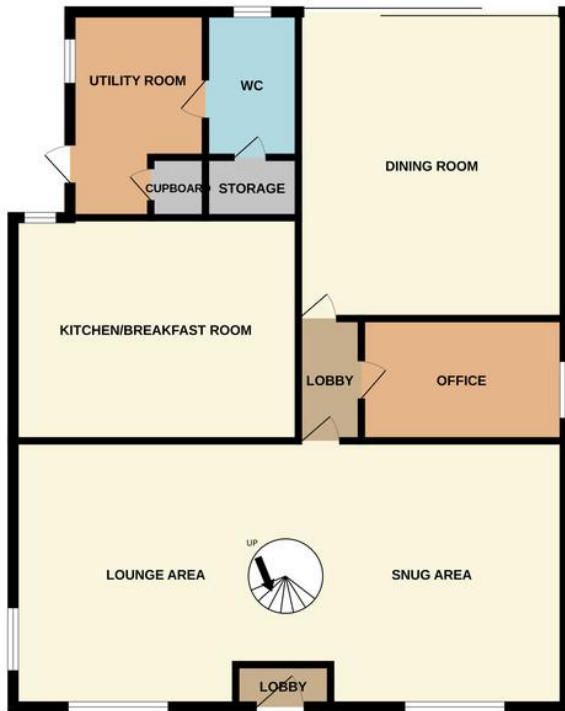
20' 9" x 12' 8" (6.32m x 3.86m) One and a half-length garage with roller door. Power and lighting.

## PARKING

Parking is provided by a large front driveway, providing ample off-road parking shingled pathway. Boundary wall with wrought iron railings.



GROUND FLOOR



1ST FLOOR



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 performance certificate (EPC)

414, Dares Heath Road BENFLEET SS7 2JD	Energy rating <b>E</b>	Valid until: 7 March 2026 Certificate number: 0335-4081-7217-4336-1990
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Property type: Detached house  
Total floor area: 131 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

