



Brown & Brand



Daws Heath Road

Daws Heath, Benfleet, SS7 2UA

- Nestled in the highly sought-after area of Daws Heath
- Offering outstanding potential for future extensions
- The property boasts a sweeping driveway
- Attached double garage

Guide Price Of £540,000 to £550,000





GUIDE PRICE Of £540,000 TO £550,000

Nestled in the highly sought-after area of Daws Heath, this spacious 3-bedroom family home is an exciting opportunity offering outstanding potential for future extensions. Set on a generous plot with a prominent road frontage, this property provides an ideal foundation for anyone looking to create their dream home.

Upon entering, you are greeted by an inviting entrance hall, leading to a well-sized utility room and a convenient ground-floor cloakroom. The lounge is a true highlight, featuring a charming log burner and patio doors that open onto a bright and airy conservatory, perfect for enjoying the natural surroundings. The separate dining room is spacious and ideal for family gatherings, while the substantial kitchen, also with patio doors leading to the conservatory, offers ample space for culinary creativity.

The first-floor hosts three generously sized bedrooms, each offering comfortable living space. A four-piece family bathroom, complete with a separate shower, serves the bedrooms, providing an ideal area to unwind and refresh.

The rear garden is west-facing and secluded, creating a private and peaceful retreat. This space leads to a wide side garden, featuring a raised decking area and patio-perfect for outdoor entertaining and relaxation.

The property boasts a sweeping driveway offering substantial parking space and leads to an attached double garage with a remote-controlled sectional door, providing plenty of storage and secure parking options.

This exceptional property, with its fantastic location and impressive road frontage, is a rare find. Properties like this do not come to market often, so we highly recommend an early appointment to view.





ACCOMODATION

approached via double glazed lead light panelled entrance door giving access through to

ENTRANCE HALL

Wood effect flooring. Radiator. Flat plastered ceiling. Glazed door to in the hallway open archway through to

UTILITY ROOM

7' 2" x 5' (2.18m x 1.52m) fitted with ground level kitchen cupboard with worktop over. Space and plumbing for washing machine and tumble dryer. Wood effect flooring. UPVC double glazed window to front. Flat plastered ceiling with extractor. Panelled door giving access to

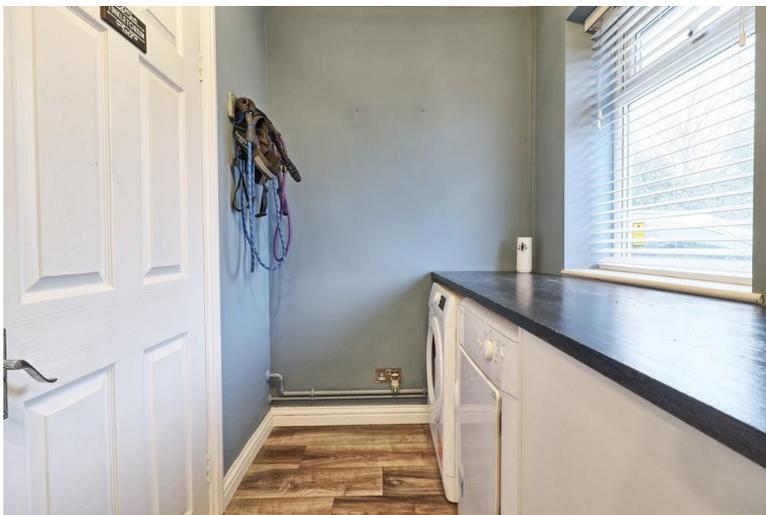


CLOAKROOM

Fitted in a two-piece suite comprising pedestal wash and basin and close coupled WC. Wood effect flooring. Tiled splashback. Radiator. Obscure double-glazed window to side. Flat plastered ceiling.

INNER HALLWAY

Wood effect flooring. Radiator. Access to stairs to 1st floor landing with fitted carpet and spindle balustrade. Flat plastered ceiling with coving. Glazed panel to lounge. Glazed door to kitchen. Archway to dining room.



DINING ROOM

16' 2" x 7' 8" (4.93m x 2.34m) Carpet. Radiator. Double glazed bay window to front with shutters. Flat plastered ceiling with coving and ceiling rose. Panel door to lounge.

KITCHEN

17' 8" x 9' 5" (5.38m x 2.87m) kitchen is well fitted in modern units offering cupboards and drawer packs to both ground and eyelevel with contrasting worktops over. Inset coloured single bowl single drainer sink unit with mixer tap. Built-in oven grill and microwave. Ceramic hob with extractor hood over. Space for freestanding fridge freezer. Integrated dishwasher. Double glazed door and window to side. Double glazed patio doors to conservatory. Glazed doubled patio doors with side panels to lounge. Flat plastered seating with coving and spotlights. Wood effect flooring.





LOUNGE

17' 6" x 11' 5" (5.33m x 3.48m) carpet. Radiator. Flat plastered ceiling with coving. Double glazed patio doors to conservatory. Central chimney breast with tiled hearth and wooden mantle with cast iron log burner.

CONSERVATORY

20' 3" x 9' (6.17m x 2.74m) brick construction with UPVC double glazed windows to side and rear with correct pitched roof. Inset French doors to side and garden. Tiled floor.



FIRST FLOOR LANDING

Carpet. Spindle balustrade. Double glazed window to front with shutters. Flat plaster sitting with coving. Access to loft with pull down loft ladder. Panel doors to all the rooms.

BATHROOM

fitted in a four-piece suite comprising total panelled bath wash and basin inset to vanity unit close coupled WC and large walk-in shower cubicle with glass screen and twin head plumbed in shower. Tile effect flooring. Tiled walls. Stainless steel towel rail/radiator. Obscure double-glazed window to rear. Flat plastered ceiling with spotlights and extractor



BEDROOM ONE

11' 4" x 11' 6" (3.45m x 3.51m) Carpet. Radiator. Double glazed window to rear with shutters. Flat plastered ceiling with coving. Built-in wardrobes to one wall.

BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.9m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with coving. Built-in storage cupboard.



BEDROOM THREE

8' 6" x 5' 6" (2.59m x 1.68m) carpet. Radiator. Double glazed window to side. Flat plastered ceiling with coving



EXTERNALLY

REAR GARDEN

Property enjoys the benefit of a secluded West facing garden.

Astroturf features centrally with paved patio and path. Ornamental pond. Raised flowerbeds and privacy fencing.

SIDE GARDEN

Substantial area to side which is paved with raised decking area with space for above ground pool or jacuzzi. Boundary brick waterfront with archway and inset gate. Door to garage.

PARKING

This property enjoys a substantial road frontage with a sweeping in our driveway providing off street parking for numerous vehicles and this leads to

DETACHED DOUBLE GARAGE

Remote controlled up and over sectional door. Power and light supplied. Windows and door to flank and rear.



FRONT GARDEN

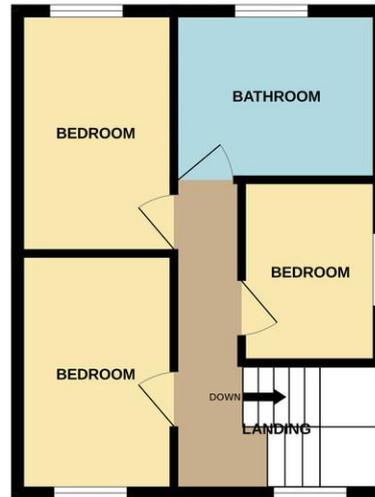
Central circular area laid to lawn with mature hedge tree and shrub borders. Courtesy lighting.



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.
Made with MetroPix ©2025

English | Cymraeg

Energy performance certificate (EPC)

372, Green Heath Road BENAU, CV17 937 GUR.	Energy rating C	Valid until 4 September 2027
	Certificate number 0758-4950-7295-5433-8884	

Property type: Semi-detached house
Total floor area: 110 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.](#) [\(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60000/landlord_guidance.pdf\)](#)

Energy rating and score

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

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



The graph shows the 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 50.

Breakdown of property's energy performance