



Brown & Brand

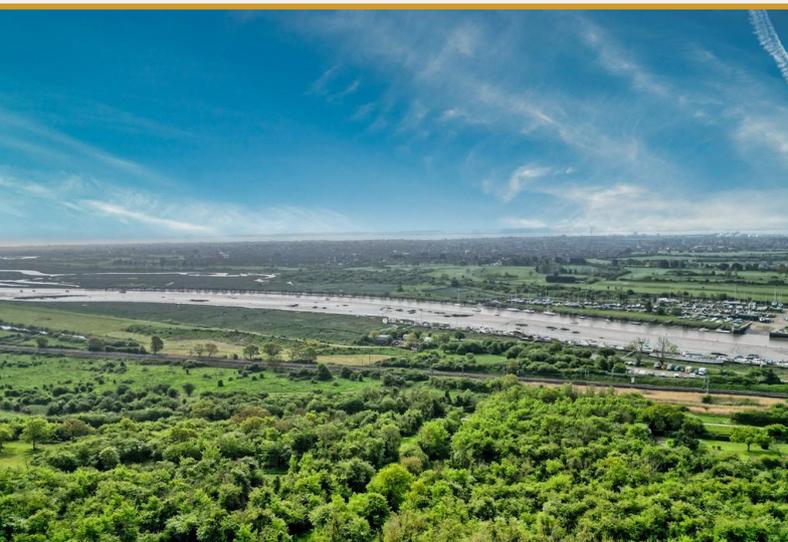


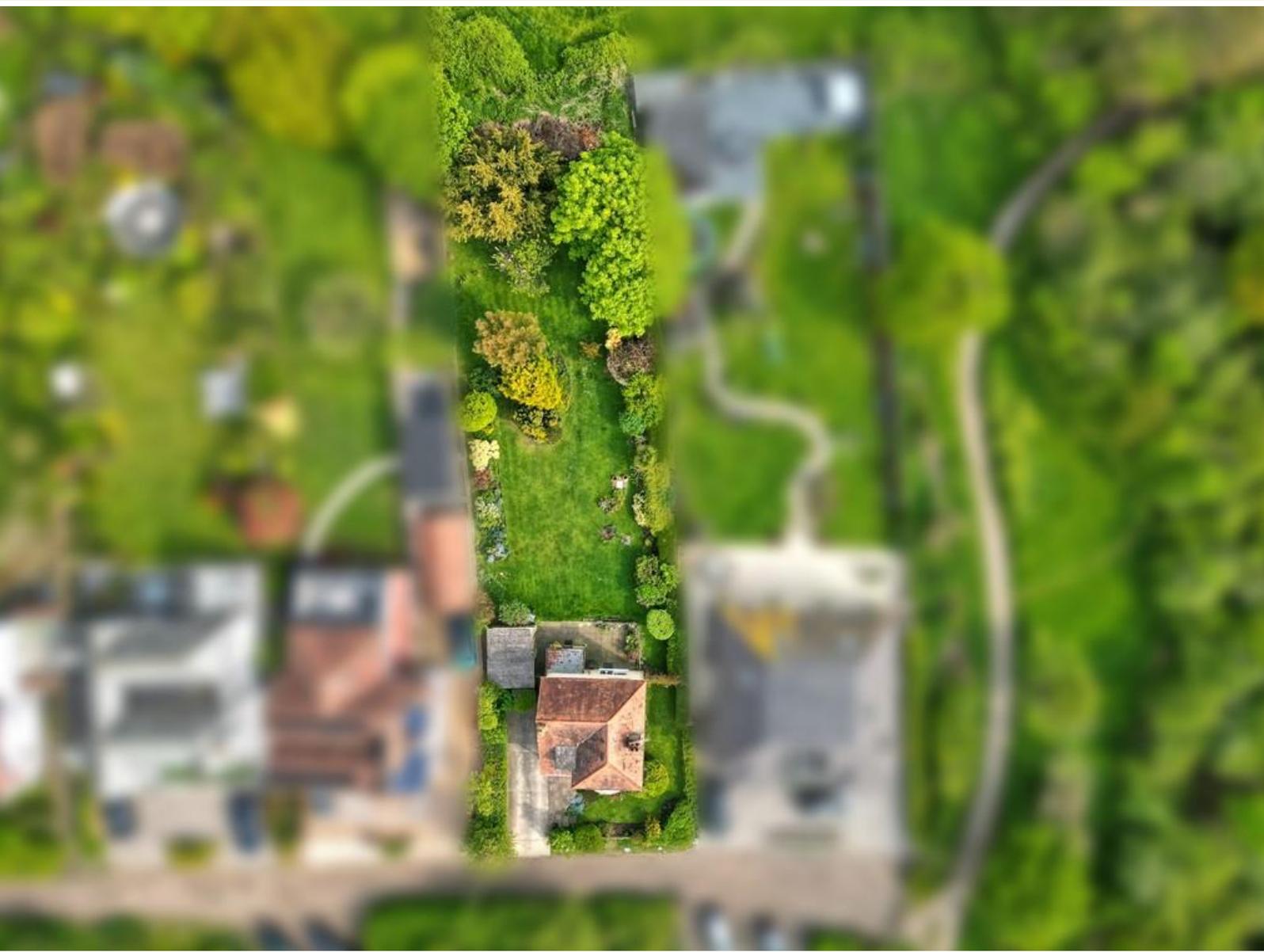
St. Marys Road

Benfleet, SS7 1NL

- Highly sought private road location almost adjacent to Country Park
- Unrivalled views to front and rear on substantial plot
- Enormous potential to extend/redevelop (subject to planning)
- Close to Benfleet station

Offers In Excess Of £850,000





Property Description

OPEN DAY MAY 17TH BETWEEN 10-1PM CALL TO BOOK YOUR TIME SLOT

Positioned on one of the most desirable private roads and enjoying a privileged location just moments from the Country Park, this detached character home boasts breathtaking panoramic views to both the front and rear. Rarely do properties of this calibre become available in such a prime setting. Offering immense potential for improvement or redevelopment (subject to the necessary planning permissions), the property sits on a generous and attractively landscaped plot. The rear garden extends to an impressive depth of approximately 150ft (unmeasured), creating a tranquil outdoor haven with space to transform. The current accommodation comprises two bright and airy reception rooms, a fitted kitchen with adjacent utility room and cloakroom, and three bedrooms served by a three-piece family shower room on the first floor. The home also benefits from an independent driveway providing ample off-road parking for multiple vehicles. This is a unique opportunity to acquire a home with character, space, and unparalleled scope in one of the area's most sought-after locations. Early viewing is strongly recommended.





ACCOMMODATION

Accommodation approached via double glazed sliding patio doors giving access to

ENTRANCE PORCH

Carpet. Double glazed panel to side. Original wood panel door giving access.

ENTRANCE HALL

Carpet. Doors to all rooms. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Double glazed window to front. Access to under stairs storage.



KITCHEN

8' 1" x 7' 9" (2.46m x 2.36m) Fitted in a range of modern white high gloss units offering cupboards and drawer packs to ground and eye level with worktops over. Inset stainless steel one and a half bowl single drainer to sink unit. Space and plumbing for washing machine. Integrated oven and grill with four ring hob and extractor over. Wood effect flooring. Double glazed window to side. Glazed door to rear lobby/utility area. Tiled splashback. Wall mounted boiler serving domestic hot water and central heating systems.



REAR LOBBY/UTILITY ROOM

Windows to side and rear. Half glazed door to rear. Space for freestanding fridge freezers, etc. Further door giving access to.

CLOAKROOM

Window to rear. Low flush WC.



DINING ROOM

13' 5" x 12' 4" (4.09m x 3.76m) Bright dual aspect room featuring double glazed bay window to front with further window to side. Carpet. Radiator. Corner fireplace.

LOUNGE

13' 5" x 12' 7" (4.09m x 3.84m) Carpet. two radiators. UPVC double glazed patio doors to rear. Further double-glazed window to side. Corner fireplace.



FIRST FLOOR LANDING

Carpet. Doors to all rooms. Access to loft. Double glazed window to side.

SHOWER ROOM

Fitted in a three-piece suite comprising wash hand basin inset to vanity unit. Low flush WC and self-contained shower cubicle with plumbed in shower. Carpet. Stainless steel towel rail/radiator. Tiled walls. Obscure double-glazed window to front.



BEDROOM ONE

13' 5" x 13' 5" (4.09m x 4.09m) Bright double bedroom. Room features double glazed Bay window to front and further window to side. Carpet. Radiator. Corner fireplace.

BEDROOM TWO

12' x 10' 4" (3.66m x 3.15m) Bright dual aspect room. Featuring double glazed window to rear and further window to side. Carpet. Radiator. Corner fireplace.



BEDROOM THREE

11' 2" x 8' 2" (3.4m x 2.49m) Carpet. Radiator. Double glazed window to rear and side. Wall mounted sink unit.

EXTERNALLY

REAR GARDEN

This property enjoys the benefit and un-overlooked garden which extends in depth by approximately 150 ft (Unmeasured) and enjoys uninterrupted views to rear. Mainly laid lawn with mature tree, hedge and scrub borders with patio area. Two wooden outbuilding/storage units. Gated side accesses.

FRONT GARDEN

Laid lawn with mature tree hedge and flower borders





PARKING

Via independent driveway to front and side providing off street parking for various vehicles.





Energy performance certificate (EPC)			
79 St. Marys Road BENFLEET SST 16L	Energy rating	Valid until: 29 April 2035	
	E	Certificate number: 9335-2724-5400-0311-9226	

Property type	Detached house
Total floor area	93 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.

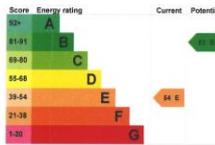
[See how to improve this property's energy efficiency.](#)

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



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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Informal Tender Form for

Property Address: 79 St. Marys Road, Benfleet, SS7 1NL

Please complete this form to submit an informal offer for the above property. Please note the Vendors reserve the right to accept or refuse any offer regardless of the amount offered or the persons involved. Any successful applicant will be notified within 7 days of their offer being submitted and all offers must be received by the close of business on Friday 23rd May

Your Details

Name(s): _____

Address: _____

Postcode: _____

Telephones: _____

Home: _____

Mobile: _____

Email: _____



Property Estate Agents & Surveyors

Partners: Paul Brand & Michael B Hopkins



Your Purchasing Position

Ability to purchase (please describe in detail your position in relation to properties to be sold and speed of transaction required).

Do you require finance to purchase? _____

If so, what amount is required, and with which Lender/Broker has this been agreed?

Your Offer

Amount offered £ _____ Subject to Contract

All offers must be received at our office by close of business

On Friday 23rd May

Office Address-

221 London Road, Hadleigh, Essex, SS7 2RD



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