



Brown & Brand



**Bouldrewood Road**  
Benfleet, SS7 5UA

- Three Bedroom Extended Semi Detached Family Home
- Large South Facing Garden
- Sought After Location Close To Local Schools
- Garden Room With Separate Two Piece Shower Room

**£425,000**





## Property Description

Located in a highly sought-after turning with convenient access to the A13 and well-regarded local schools, this deceptively spacious and extended three-bedroom semi-detached family home offers versatile living accommodation.

The ground floor comprises an inviting entrance hallway, a modern shower room, a comfortable front-facing lounge, and a generous open-plan kitchen/dining area—ideal for both everyday living and entertaining.

Upstairs, the first floor features three well-proportioned bedrooms.

Externally, the property boasts an impressive rear garden of approximately 90ft (unmeasured), complete with a garden room featuring a separate shower room and toilet. Additional benefits include off-street parking via an independent driveway leading to an integral garage, as well as double glazing throughout, with newly fitted windows to the front.





## ACCOMMODATION COMPRISING

Approached via double glazed entrance door giving access to:

### ENTRANCE HALL

Carpeted stairs to the first floor with useful under-stairs storage. The space features wood laminate flooring, a wall-mounted thermostat control and a radiator. A door leads to:

### LOUNGE

22' 5" x 11' 6" (6.83m x 3.51m) Newly installed double-glazed windows to the front. The room is fitted with a radiator and finished with stylish wood laminate flooring. A smooth plastered ceiling with coving and pendant lighting. A bespoke built-in media wall offers ample storage with shelves and cupboards, complemented by a feature fireplace.

### GROUND FLOOR SHOWER ROOM

Fitted with a modern three-piece suite comprising a vanity sink unit with mixer tap, low-level WC, and a shower cubicle. Additional features include a radiator, fully tiled walls, and practical cushion flooring. An obscure double-glazed window to the rear provides natural light while maintaining privacy.

### KITCHEN/DINER

20' 7" x 12' 9" (6.27m x 3.89m)

#### KITCHEN

The kitchen is fitted with a range of modern eye and base level units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an electric oven and grill, microwave, and a four-ring gas hob with extractor fan above, as well as a dishwasher. There is space and plumbing for a washing machine, along with additional space for a large freestanding fridge freezer. A double-glazed window to the rear provides natural light, while a double-glazed door to the side offers direct access to the garden.

#### DINING AREA

Wood laminate flooring. Radiator. Coving to ceiling.

### FIRST FLOOR ACCOMMODATION

Obscure Double glazed window. Loft access. Large storage cupboard. Door to:

#### BEDROOM ONE

12' 9" x 9' 8" (3.89m x 2.95m) Double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes. Coving to ceiling.

#### BEDROOM TWO

10' 3" x 9' 2" (3.12m x 2.79m) Double glazed windows to front. Radiator. Fitted carpet. Fitted wardrobes. Coving to ceiling.

#### BEDROOM THREE

9' 5" x 9' 5" (2.87m x 2.87m) Double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes.

### REAR GARDEN

The rear garden extends to approximately 90ft (unmeasured) and features a large extended patio area, with the remainder laid to lawn. It is enclosed by privacy fencing and bordered by mature trees and shrubs. Additional benefits include an outside tap and gated side access.





### GARDEN ROOM

14' 2" x 7' 7" (4.32m x 2.31m) The garden room is bright and versatile, featuring double-glazed bi-fold doors to one side and double-glazed French doors, allowing ample natural light. It is finished with wood laminate flooring and has power points throughout. Added convenience comes from a two-piece shower room, comprising a WC and an electric shower with tiled surround, complete with an extractor fan.

### GARAGE

15' 2" x 8' 4" (4.62m x 2.54m) Roller door with power and lighting.

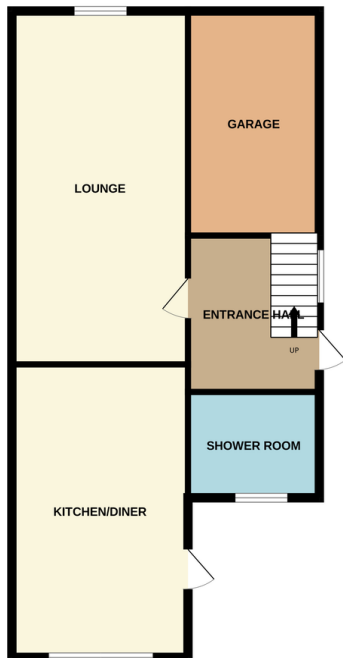
### PARKING

Parking is provided via block paved driveway leading to garage.



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

While 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)			
51 Bouldrewood Road BENFLEET SS7 5JA	Energy rating <b>D</b>	Valid until 3 August 2033	Certificate number 2150-4438-3078-2008-4901

Property type: Semi-detached house  
Total floor area: 100 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 D. It has the potential to be B.

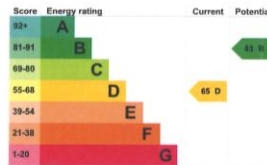
See [how to improve this property's energy efficiency](#).

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



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