

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hazlemere Road, Benfleet, SS7 4AE



£365,000

WILLIAMS and DONOVAN - this two double bedroom, semi-detached house benefits from having two reception rooms; 50' approx. rear garden; detached garage and ample off street parking and is situated in a popular Benfleet location, within catchment for the OFSTED outstanding Robert Drake Primary School, and The Appleton School, and within easy reach of local and major routes and local facilities. EPC rating - D. Our ref: 13877

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Hazlemere Road, Benfleet, SS7 4AE

Accommodation comprises:

Entrance via uPVC double glazed door to:

ENTRANCE HALL

Skimmed ceiling. Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Doors to:



LOUNGE 15' x 11' 8" (4.57m x 3.56m)

Skimmed ceiling. Double glazed bay window to front aspect with fitted shutters. Feature fireplace with electric fire insert. Radiator. Laminate flooring.

DINING ROOM 9' 8" x 6' 5" (2.95m x 1.96m)

Skimmed ceiling. Double glazed French style doors with fitted bi-folding shutters, leading to and overlooking REAR GARDEN. Radiator. Laminate flooring.



KITCHEN 15' 2" x 8' (4.62m x 2.44m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with under cupboard lighting. Roll edged working surfaces. Inset one and a half stainless steel sink drainer. Tiled splashbacks. Inset 4 ring gas hob with extractor fan above. Built in gas oven. Space and plumbing for dishwasher and washing machine. Space for under counter fridge and freezer. Combi-boiler in wall mounted cupboard.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder. Doors to:

BEDROOM ONE 15' x 10' (4.57m x 3.05m)

Skimmed ceiling. Double glazed window to front aspect with fitted bi-folding shutters. Radiator.



BEDROOM TWO 12' 4" x 7' 8" (3.76m x 2.34m)

Skimmed ceiling. Double glazed window to rear aspect with fitted bi-folding shutters. Radiator.



BATHROOM 8' 9" x 6' (2.67m x 1.83m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, pedestal mounted hand wash basin and P-shaped jacuzzi bath with mixer shower. Tiled walls. Chrome heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

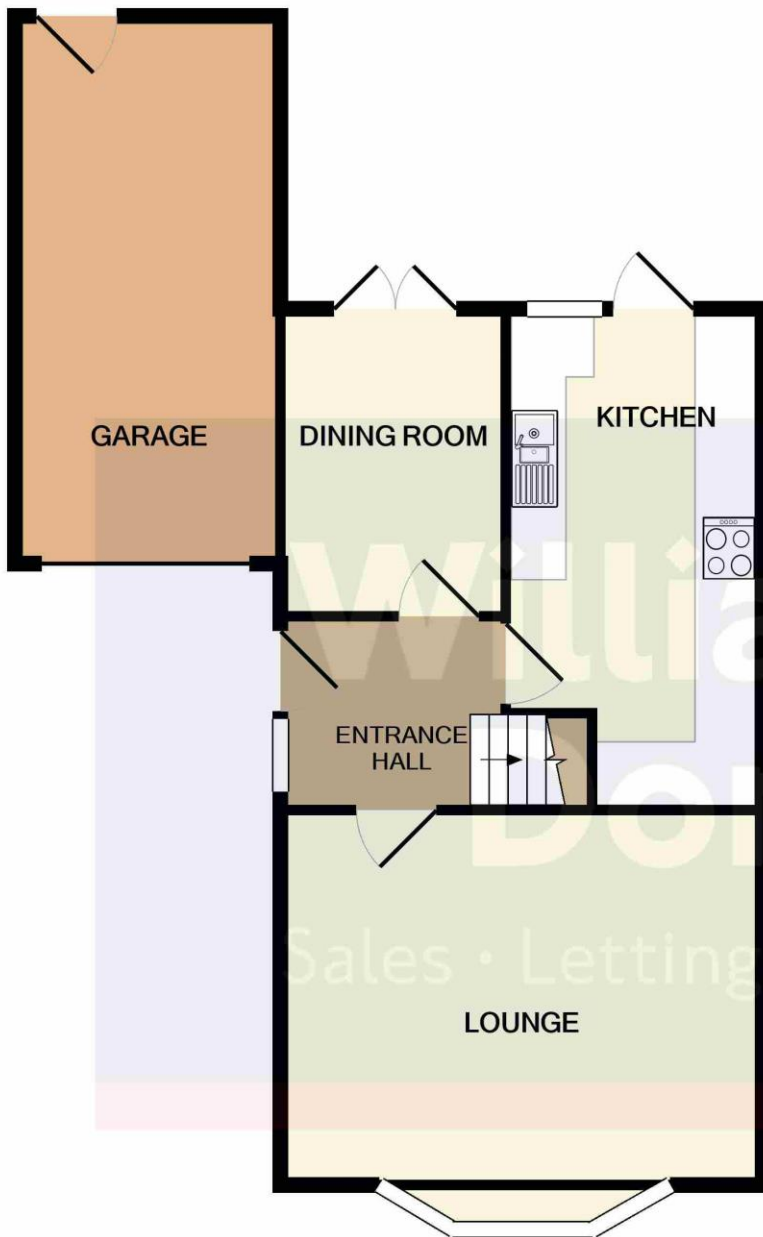
To the FRONT of the property, an extensive block paved driveway provides off street parking for up to five vehicles, and access to DETACHED GARAGE.

The REAR GARDEN measures approx. 50' and commences with decking area, leading to lawn. Outside power and lighting.

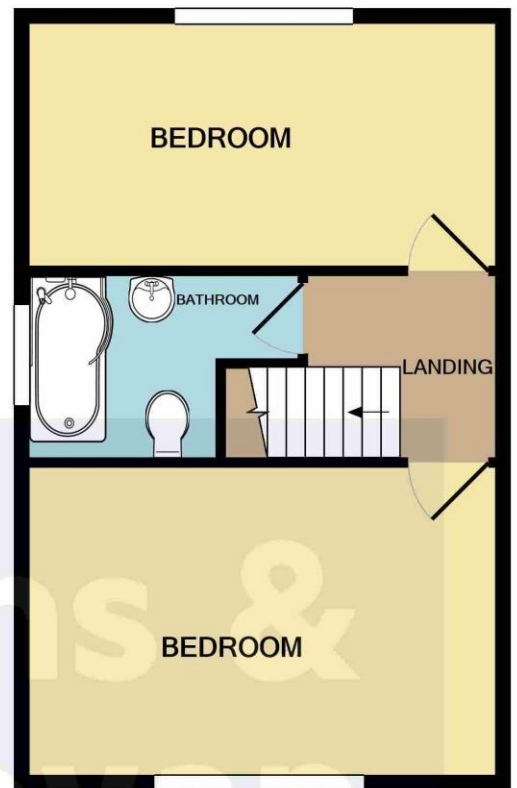


GARAGE 17' 1" x 8' 3" (5.21m x 2.51m)

With up and over door. Power and lighting.



GROUND FLOOR
 APPROX. FLOOR
 AREA 560 SQ.FT.
 (52.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 358 SQ.FT.
 (33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.