

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Ivy Road, Benfleet, SS7 4DG



£375,000

WILLIAMS and DONOVAN are delighted to offer this well presented two/three bedroom semi-detached chalet style house in a popular area of Benfleet. Featuring an extension to the rear providing an open plan kitchen/family room this lovely home further benefits from a separate lounge which could be utilised as a third bedroom; two bathrooms; parking for two cars and a 50ft approx' rear garden. EPC: E, Our Ref: 13446

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# Ivy Road, Benfleet, Essex, SS7 4DG

Accommodation comprises:

Entrance via uPVC double glazed door to:

## ENTRANCE HALL

Obscured double glazed window to side aspect. Skimmed ceiling. Stairs to first floor accommodation. Radiator. Tiled flooring. Doors to:

## GROUND FLOOR BATHROOM 8' 7" x 5' 6" (2.62m x 1.68m)

Skimmed ceiling with spotlights. Obscured double glazed window to side aspect. Panelled bath with shower attachment. Low level WC. Hand wash basin with storage beneath. Chrome heated towel rail. Airing cupboard housing combi boiler. Fully tiled.



## LOUNGE 16' 0" x 11' 2" (4.88m x 3.4m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace with log burner. Radiator. Engineered oak flooring.



## KITCHEN 12' 9" x 9' 8" (3.89m x 2.95m)

Skimmed ceiling with spotlights. Range of base and eye level units. Square edge work tops. Stainless steel sink/drainer. Space for range cooker. Extractor fan above. Space for washing machine and

fridge/freezer. Tiled splashbacks. Tiled flooring. Understairs storage. Radiator. Opening to:



## FAMILY ROOM 14' 8" x 11' 10" (4.47m x 3.61m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French doors to rear garden. Tiled flooring. Radiator.



## LANDING

Skimmed ceiling. Radiator. Doors to:

## BEDROOM ONE 16' 0" x 10' 5" (4.88m x 3.18m)

Skimmed ceiling. Double glazed window to rear aspect. Eaves storage. Radiator. Door to:





**SHOWER ROOM 6' 7" x 6' 0" (2.01m x 1.83m)**

Skimmed ceiling with spotlights. Shower cubicle with mixer shower. Low level WC. Hand wash basin with storage beneath. Chrome heated towel rail. Fully tiled. Eaves storage cupboard.



**BEDROOM TWO 11' 3" x 9' 6" (3.43m x 2.9m)**

Skimmed ceiling. Loft access. Double glazed window to front aspect. Radiator. Door to shower room.



**OUTSIDE OF PROPERTY:**

To the FRONT of the property is a driveway for parking two cars. Sleeper flowerbeds.

The REAR GARDEN measures approx. 50' and commences with stone shingle and decking area leading to laid lawn. Mature shrub borders. Fish pond. Greenhouse and shed to remain. Gated side access. Outside lighting. Outside power. Outside tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 630 SQ.FT.  
(58.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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.