

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kings Road, South Benfleet, SS7 1JP



### GUIDE PRICE £500,000 - £525,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely four bedroom detached house, situated in a highly desirable South Benfleet location, within short walking distance of High Road shops, schools and amenities and half a mile from Benfleet station.

The property benefits from having a spacious kitchen/diner measuring 16' 3"; lounge measuring 16' 3"; four good sized bedrooms; ground floor shower room and first floor bathroom; garage, with potential to convert subject to usual planning consents, off street parking for two vehicles and a South west backing rear garden.

EPC rating - D. Our ref: 12881

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Kings Road, South Benfleet, SS7 1JP

Accommodation comprises:

Entrance via double glazed door to:

## PORCH

Double glazed windows to both sides. Door to:

## RECEPTION HALL

Coved ceiling. Spotlight insets. Radiator. Laminate flooring. Doors to:

## LOUNGE 16' 3" x 11' 4" (4.95m x 3.45m)

Coved and skimmed ceiling. Double glazed bow window to side aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Feature electric fireplace. Radiator. Laminate flooring.



## KITCHEN/DINER 16' 3" x 11' 4" (4.95m x 3.45m)

Coved and skimmed ceiling. Spotlight insets. Double glazed window to front aspect, with fitted shutter blinds. Further double glazed bow window to side aspect, with fitted shutter blinds. Internal door to GARAGE. Stairs to FIRST FLOOR ACCOMMODATION. Range of base and eye level units. Square edged wooden working surfaces. Inset one and half sink bowl drainer with mixer tap. Space for range cooker with extractor hood over. Integrated fridge. Wall mounted boiler inside unit. Radiator.



## GROUND FLOOR SHOWER ROOM 6' 8" x 4' 7" (2.03m x 1.4m)

Skimmed ceiling. Spotlight insets. Three piece suite comprising low level w/c, vanity mounted wash hand basin and shower cubicle with electric shower. Part tiled walls. Radiator. Extractor fan.



## FIRST FLOOR LANDING

Coved ceiling. Double glazed window to side aspect. Fitted storage cupboard. Doors to:

### **BEDROOM ONE 12' 9" x 8' 7" (3.89m x 2.62m)**

Coved and skimmed ceiling. Double glazed window to front aspect, with fitted shutter blinds. Fitted mirror fronted wardrobes. Radiator.

### **BEDROOM TWO 12' 9" x 7' 1" (3.89m x 2.16m)**

Coved ceiling. Double glazed window to front aspect, with fitted shutters. Fitted wardrobes. Radiator with fitted covers.

### **BEDROOM THREE 10' 2" x 8' 8" (3.1m x 2.64m)**

Coved and skimmed ceiling. Double glazed window to rear aspect, with fitted shutter blinds. Fitted wardrobes. Storage cupboard. Radiator.

### **BEDROOM FOUR 10' 3" x 7' 1" (3.12m x 2.16m)**

Coved ceiling. Double glazed window to rear aspect. Storage cupboard. Radiator.

### **BATHROOM**

Skimmed ceiling. Inset spotlights. Obscure double glazed window to side aspect, with fitted shutter blinds. Three piece suite comprising low level w/c, vanity mounted wash hand basin and jacuzzi bath with shower over. Part tiled walls. Tall radiator. Tiled floor.



### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles and access to **GARAGE**. The remainder is laid to lawn with mature tree and shrub border to side. Block paved pathway to side leading to **PORCH** and **REAR GARDEN**.



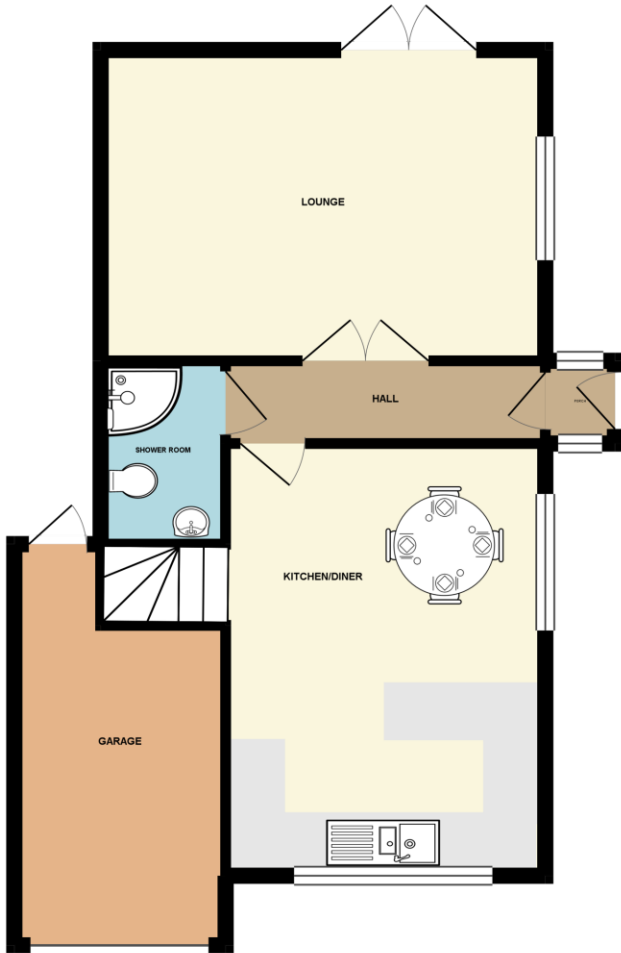
The **REAR GARDEN** is South West backing and measures approx. 30'. Commencing with paved patio leading to lawn. Shed to remain. Planted with a variety of mature shrubs and trees, including fruit trees. Flower beds. Outside tap. External power.

### **GARAGE 13' x 8' (3.96m x 2.44m)**

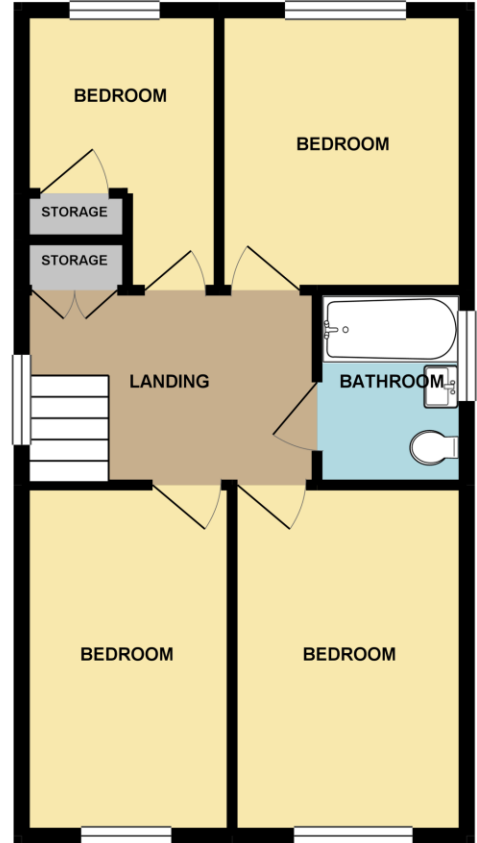
With up and over door. Power and lighting.



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 ©2022

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.