

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kimberley Road, South Benfleet, SS7 5NH



£375,000

WILLIAMS & DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this three bedroom semi-detached chalet situated in a popular South Benfleet residential location within easy reach of local schools, High Road facilities and just over a mile and a quarter from Benfleet station. The property offers huge scope and potential for development being situated on a wide plot, subject to usual planning consents but currently benefits from having two reception areas, ground floor shower room, separate ground floor cloakroom and garage. EPC rating - C. Our ref: 14680

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)



# Kimberley Road, South Benfleet, SS7 5NH

Accommodation comprises:

Entrance via obscure composite front door to:

## **PORCH 6' 2" x 4' 6" (1.88m x 1.37m)**

Obscure window to side aspect. Tiled floor. Further composite door to:

## **HALLWAY**

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Opening to:

## **LOUNGE 16' x 10' (4.88m x 3.05m)**

Dual aspect uPVC double glazed windows to front and side aspects, with blinds to remain. Radiator. Laminate wood effect flooring.



## **KITCHEN 11' 9" x 10' 7" (3.58m x 3.23m)**

Coved ceiling. UPVC double glazed window to rear aspect. UPVC double glazed leadlight door to DINING ROOM. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Space and plumbing for washing machine. Space for fridge. Radiator. Two under stairs storage cupboards, one of which houses hot water cylinder. Vinyl flooring.



## **DINING ROOM 12' 10" x 10' 8" approx. (3.91m x 3.25m)**

Skimmed ceiling. UPVC double glazed windows to rear aspect. UPVC double glazed French style doors to side aspect. Sky lantern. Radiator. Laminate wood effect flooring.



## **GROUND FLOOR CLOAKROOM**

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Wall mounted condensing gas boiler. Two piece white suite comprising close coupled dual flush w/c and vanity mounted wash hand basin with chrome mixer tap and tiled splashback. Vinyl flooring.

## **GROUND FLOOR SHOWERROOM 8' 3" x 5' 3" (2.51m x 1.6m)**

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and shower cubicle with wall mounted electric shower. Chrome heated designer towel rail. Tiled walls. Tiled floor.



### FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch. Radiator. Doors to:

### BEDROOM ONE 12' x 9' 7" (3.66m x 2.92m)

Coved ceiling. UPVC double glazed window to front aspect. Radiator. Two built in storage cupboards.



### BEDROOM TWO 14' 1" x 8' (4.29m x 2.44m)

Skimmed ceiling. Dual aspect uPVC double glazed windows to rear and side aspects. Radiator. Laminate wood effect flooring.



### BEDROOM THREE 8' 3" x 8' (2.51m x 2.44m)

UPVC double glazed window to rear aspect. Radiator.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawn area with established flowers and shrubs. Steps up to front door.

The **SIDE** and **REAR** of the property measure approximately 28' x 80' and is mostly laid to lawn with driveway at rear accessible from South View Road. Three sheds to remain. Fencing to all boundaries. Decking steps up to **DINING ROOM**.

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

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.