

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 5NQ



GUIDE PRICE £375,000 - £385,000

WILLIAMS & DONOVAN are pleased to offer for sale this four bedroom detached chalet, situated in a desirable South Benfleet residential location within easy reach of High Road shops, schools and amenities and just under a mile and a half from Benfleet station. The property has two ground floor bedrooms, lounge measuring 18' 3", conservatory, garage and a mature South backing rear garden measuring approx. 75'.

EPC rating - F. Our ref: 14887

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Kimberley Road, South Benfleet, SS7 5NQ

Accommodation comprises:

Entrance via solid wood door to:

PORCH

Radiator. Laminate flooring. Further wooden door to:

LOUNGE 18' 3" reducing to 15' 2" x 12' 2" (5.56m > 4.62m x 3.71m)

Smooth ceiling. Spotlight insets. Double glazed windows to side and rear aspects. Feature fireplace. Two radiators. Laminate flooring. Doors to:



KITCHEN 12' 3" x 8' 2" (3.73m x 2.49m)

Spotlight insets. Double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset sink drainer. Space for range cooker with extractor fan over. Space for fridge/freezer. Space and plumbing for dishwasher. Wall mounted boiler. Radiator. Stairs to FIRST FLOOR ACCOMMODATION. Door to:



CONSERVATORY 12' 6" x 10' (3.81m x 3.05m)

Double glazed windows to all sides. Double glazed French style windows to rear garden. Space and plumbing for washing machine. Space for tumble dryer. Stripped wood flooring.

GROUND FLOOR BEDROOM ONE 13' 4" x 12' 1" (4.06m x 3.68m)

Smooth ceiling. Spotlight insets. Double glazed bay

window to front aspect. Radiator. Laminate flooring.



GROUND FLOOR BEDROOM TWO 11' x 9' 1" (3.35m x 2.77m)

Spotlight insets. Double glazed window to front aspect. Radiator. Stripped wood flooring.



BATHROOM 7' 3" x 7' 2" (2.21m x 2.18m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and P-shaped bath with shower attachment. Tiled walls. Radiator. Laminate flooring.



FIRST FLOOR LANDING

Eaves storage. Doors to:

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

Spotlight insets. Double glazed window to front aspect. Eaves storage. Radiator. Laminate flooring.



BEDROOM FOUR 16' max x 9' max (5.21m x 2.97m)

Double glazed window to rear aspect. Eaves storage. Radiator. Laminate flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for 3/4 vehicles, and access to **GARAGE**. The remainder is laid to lawn with mature shrub borders.

The **REAR GARDEN** is South backing and measures approx. 75'. Commencing with raised decking area with steps down to paved patio, leading on to lawn. Rockery and shrub borders. Shed and greenhouse to remain. Side gates. External tap. Outside tap.

GARAGE with up and over door.



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.
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