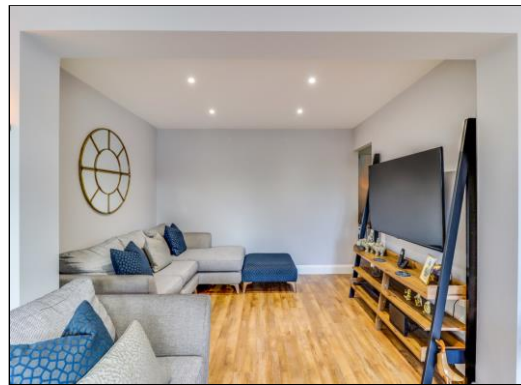


Williams & Donovan

Sales · Lettings · New Homes

Hazlemere Road, Benfleet, SS7 4AF



£550,000

WILLIAMS & DONOVAN are pleased to offer for sale this lovely, immaculately presented refurbished four/five bedroom semi-detached chalet situated in a popular Benfleet residential location, within easy reach of local schools and in catchment for the OFSTED outstanding Robert Drake Primary School. The property benefits from an open plan kitchen/family room overlooking the 90' West backing rear garden; ground floor bedroom one with ensuite; three further double bedrooms and off street parking for four vehicles.

EPC rating - E. Our ref: 14791



Tel: 01268 755252

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Hazlemere Road, Benfleet, SS7 4AF

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Laminate flooring. Doors to:

L-SHAPED KITCHEN/FAMILY ROOM:

LOUNGE AREA 11' 5" x 8' 10" (3.48m x 2.69m)

Skimmed ceiling. Spotlight insets. Laminate flooring. Opening to:

KITCHEN/DINER 26' x 10' 2" (7.92m x 3.1m)

Skimmed ceiling. Spotlight insets. Double glazed windows to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of modern base and eye level units. Square edged working surfaces. Inset one and a half bowl sink drainer. Tiled splashbacks. Space for range cooker with extractor fan above. Space for fridge/freezer. Space and plumbing for dishwasher. Breakfast bar. Two radiators. Laminate flooring. Door to:



UTILITY ROOM 7' 10" x 4' (2.39m x 1.22m)

Skimmed ceiling. Spotlight insets. Range of base and eye level units. Roll edged working surfaces. Space and plumbing for washing machine. Space for tumble drier. Wall mounted combi-boiler. Laminate flooring.

GROUND FLOOR BEDROOM ONE 14' x 11' 5" (4.27m x 3.48m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator. Laminate flooring. Door to:



ENSUITE 7' 8" x 3' (2.34m x 0.91m)

Skimmed ceiling. Spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated towel rail. Part tiled walls. Tiled floor.

GROUND FLOOR BEDROOM TWO 12' x 8' 10" (3.66m x 2.69m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.

PLAYROOM/BEDROOM FIVE 7' 9" x 7' 7" (2.36m x 2.31m)

Skimmed ceiling. Spotlight insets. Radiator. Laminate flooring.

GROUND FLOOR BATHROOM 6' 4" x 5' 10" (1.93m x 1.78m)

Skimmed ceiling. Spotlight insets. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with mixer shower. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Air conditioning unit. Eaves storage. Doors to:

BEDROOM THREE 14' 7" x 9' 3" (4.44m x 2.82m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM FOUR 14' 7" x 9' 3" (4.44m x 2.82m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.

OUTSIDE OF PROPERTY:

To the FRONT of the property is a driveway providing off street parking for up to four vehicles.

The REAR GARDEN is West backing and measures approx. 90'. Commencing with raised decking area and steps down to patio, leading on to lawn area. Sleeper flower beds. Sheds to remain. Double gated side access. External lighting. Outside tap.



OFFICE/TREATMENT ROOM 10' 3" x 7' 8" (3.12m x 2.34m)

Skimmed ceiling. Spotlight insets. Double glazed doors to front. Double glazed window to front aspect. Laminate flooring. Water connection. Electric radiator.

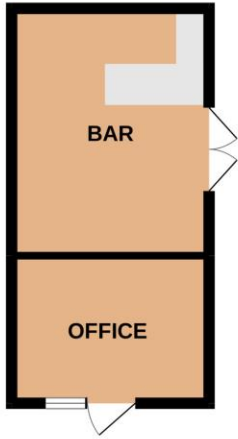


BAR 12' 10" x 10' 3" (3.91m x 3.12m)

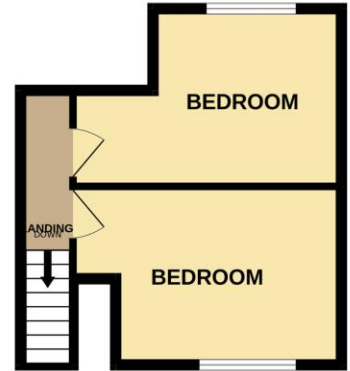
Double glazed French style doors. Bespoke solid wood door.



GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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.
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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.