

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kimberley Road, South Benfleet, SS7 5NJ



**GUIDE PRICE £385,000 - £400,000**

WILLIAMS & DONOVAN - situated in a popular Benfleet residential location, within easy walking distance of local schools and High Road facilities and just over a mile from Benfleet station is this four bedroom semi-detached chalet. Offered for sale with NO ONWARD CHAIN, the property benefits from having a lovely mature 100' South backing rear garden, two reception areas, ground floor bedroom and bathroom, garage and off street parking for three vehicles. EPC rating - E. Our ref: 14684

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 5NJ

Accommodation comprises:

Entrance via double glazed door to:

## HALLWAY

Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and corner hand wash basin.

## GROUND FLOOR BATHROOM 9' x 6' 3" (2.74m x 1.91m)

Obscure double glazed window to side aspect. Four piece suite comprising low level w/c, hand wash basin, panelled bath and shower enclosure with mixer shower. Part tiled walls. Extractor fan.



## GROUND FLOOR BEDROOM ONE 13' 7" plus wardrobes x 10' (4.14m x 3.05m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



## LOUNGE 16' 4" x 10' (4.98m x 3.05m)

Feature fireplace with gas fire insert. Radiator. Wall lighting. Opening to:

## L-SHAPED KITCHEN/DINER 18' 4" x 18' 2" reducing to 8' 4" (5.59m x 5.54m > 2.54m)

Double glazed windows to side and rear aspects. Double glazed patio doors leading to and overlooking REAR GARDEN. Double glazed door to side. Range of base and eye level units. Roll edged working surfaces. Inset sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated dishwasher. Integrated under counter fridge and freezer. Space and plumbing for washing machine. Breakfast bar. Tiled splashbacks. Radiator. Concealed wall mounted boiler.



## FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Doors to:

## BEDROOM TWO 19' x 11' 5" reducing to 6' 8" (5.79m x 3.48m > 2.03m)

Double glazed window to rear aspect. Airing cupboard housing hot water cylinder. Radiator.



**BEDROOM THREE 12' 5" x 7' 4" (3.78m x 2.24m)**

Double glazed window to front aspect. Fitted wardrobes. Radiator.



**BEDROOM FOUR 12' x 8' 10" reducing to 7' (3.66m x 2.69m > 2.13m)**

Double glazed window to rear aspect. Radiator.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles. Shrub borders.

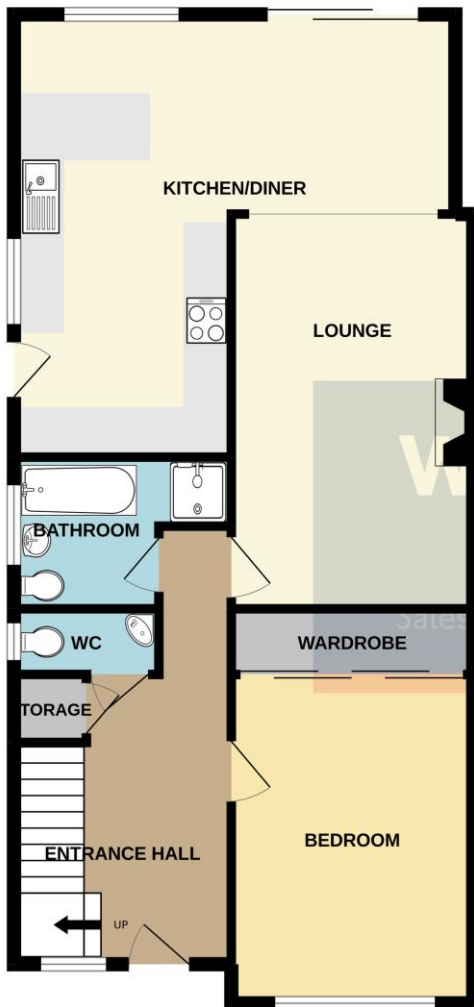
The lovely, mature **REAR GARDEN** is South backing and measures approx. 100'. Commencing with paved patio leading to lawn. Brick built pond. Mature trees and shrubs. Shed and greenhouse to remain.

**GARAGE 20' 2" x 8' 7" (6.15m x 2.62m)**

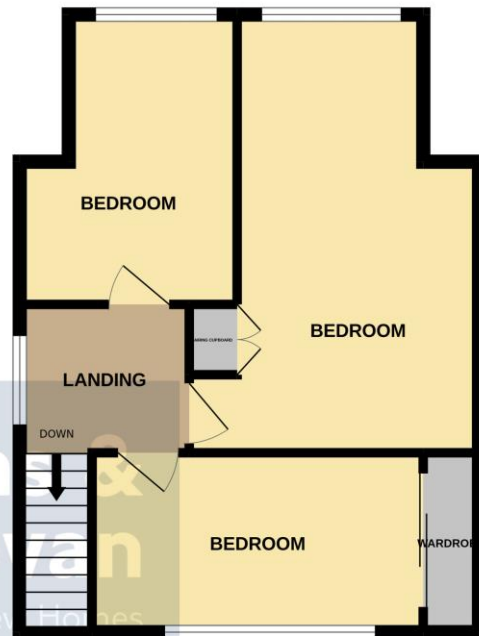
With up and over door. Power and lighting.



GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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.