

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Claremont Mews, Burnt Mills Road, North Benfleet, SS12 9SL



**GUIDE PRICE £400,000 - £425,000**

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN this three bedroom detached new build bungalow situated in a private gated mews development in a quiet, semi-rural location, overlooking fields off Burnt Mills Road. This property benefits from having a 20' 4" kitchen/family room; utility; three double bedrooms, with ensuite to bedroom one; 50' garden and must be viewed to fully appreciate the exclusivity of the location on offer. Our ref: 15186

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

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# Claremont Mews, Burnt Mills Road, North Benfleet, SS12 9SL

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling. Spotlight insets. Built in double storage cupboard housing combi boiler. Radiator. Laminate flooring. Doors to:

## KITCHEN/FAMILY ROOM 20' 4" x 12' 4" (6.2m x 3.76m)

Vaulted ceiling. Three uPVC double glazed Velux windows. Double glazed bi-folding door to side aspect providing access to GARDEN. Further uPVC double glazed window to rear aspect. Range of base and eye level units. Quartz working surfaces. Matching upstands. Inset one and a half bowl stainless steel sink drainer with free standing chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in electric oven. Integrated microwave. Integrated dishwasher. Integrated fridge and freezer. Radiators. TV points on wall. Laminate wood effect flooring. Downlighting.



## UTILITY ROOM 6' 7" x 5' (2.01m x 1.52m)

Skimmed ceiling. Spotlight insets. UPVC double glazed door to side aspect. Base and eye level units. Square edged working surfaces. Tiled splashbacks. Space in cupboard for washing machine and tumble dryer. Radiator. Laminate wood effect floor.

## BEDROOM ONE 15' x 12' 2" (4.57m x 3.71m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. TV point. Door to:



## ENSUITE 8' 5" x 5' (2.57m x 1.52m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to front aspect. Three piece suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and double shower cubicle. Extractor fan. Part tiled walls. Chrome heated ladder style towel rail. Laminate flooring.



### **BEDROOM TWO 9' 8" x 9' 7" (2.95m x 2.92m)**

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring. TV point.



### **BEDROOM THREE 9' 7" x 7' 10" (2.92m x 2.39m)**

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring. TV point.



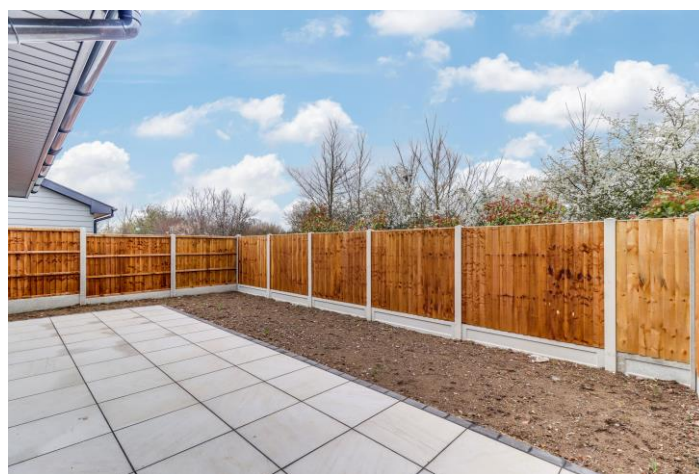
### **BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m)**

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and P-shaped bath with chrome mixer tap and shower over. Part tiled walls. Extractor fan. Chrome heated ladder style towel rail. Laminate flooring.



### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is allocated parking for one vehicle and further communal parking for the development to side. Front garden will be laid to lawn with gate and pathway to front door.



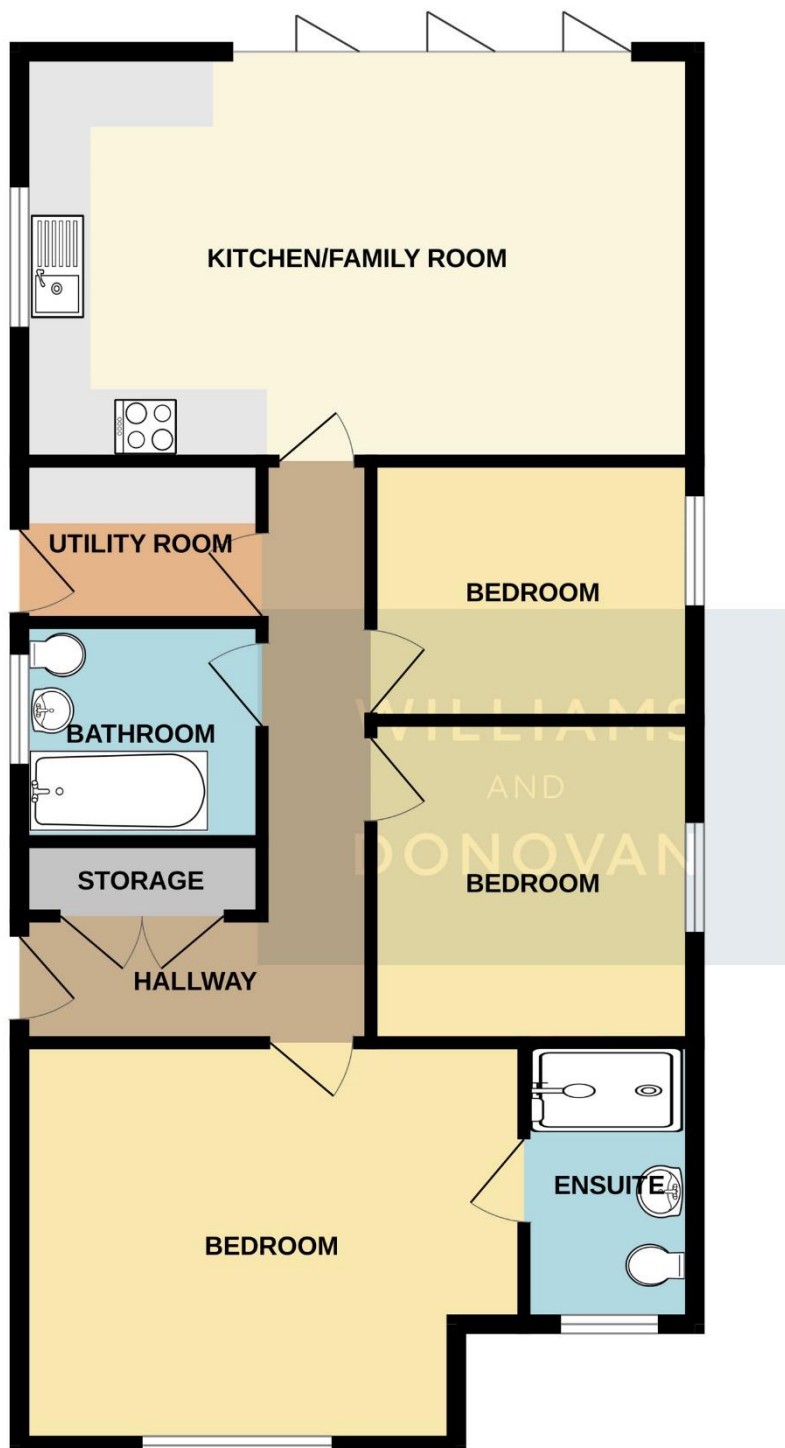
The **REAR GARDEN** measures approx. 33' x 16'. Commencing with paved patio leading to lawn (to be laid). Paved pathway to side. Fencing to all boundaries. Outside tap. Exterior power and lighting.

### **Agent's Note:**

**This property is subject to a £500 per annum Service Charge.**

**The furniture in the internal pictures has been digitally staged.**

GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



**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.