

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Croft Road, Benfleet, SS7 5RQ



GUIDE PRICE £325,000 - £350,000

WILLIAMS and DONOVAN are pleased to offer for sale this immaculately presented two bedroom semi-detached bungalow in a South of the London Road location, within easy walking distance of local schools and the many shops, restaurants and other amenities on offer at nearby Tarpots. The property has been modernised throughout by the current owner and benefits from having a lounge measuring 14' 1"; large conservatory; loft room and off street parking for two vehicles. EPC rating - C. Our ref: 15134

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Accommodation comprises:

Entrance via obscure double glazed composite door to:

PORCH 3' 3" x 3' (0.99m x 0.91m)

Skimmed ceiling. Tiled floor. Obscure double glazed door to:

HALLWAY

Access hatch with drop ladder to LOFT ROOM. Radiator. Tiled floor. Doors to:

LOUNGE 14' 1" x 10' (4.29m x 3.05m)

Coved ceiling. Double glazed French style door, with sidelights, to rear aspect. Feature fireplace. Two radiators. Laminate wood effect flooring.



KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m)

Skimmed ceiling. UPVC double glazed window to side aspect. UPVC double glazed door to CONSERVATORY. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset sink with chrome mixer tap. Inset 4 ring stainless steel gas hob with stainless steel extractor hood over and electric oven under. Space and plumbing for washing machine. Tiled floor.



CONSERVATORY 16' 5" x 10' (5m x 3.05m)

Vaulted ceiling. UPVC double glazed windows to side and rear aspects. UPVC double glazed door to REAR GARDEN. Radiator. Laminate wood effect flooring.



BATHROOM 6' 5" x 5' 2" (1.96m x 1.57m)

Skimmed ceiling. 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 panelled bath with shower over. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect with blinds to remain. Range of built in fitted wardrobes. Radiator.



BEDROOM TWO 8' 6" x 7' 4" (2.59m x 2.24m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

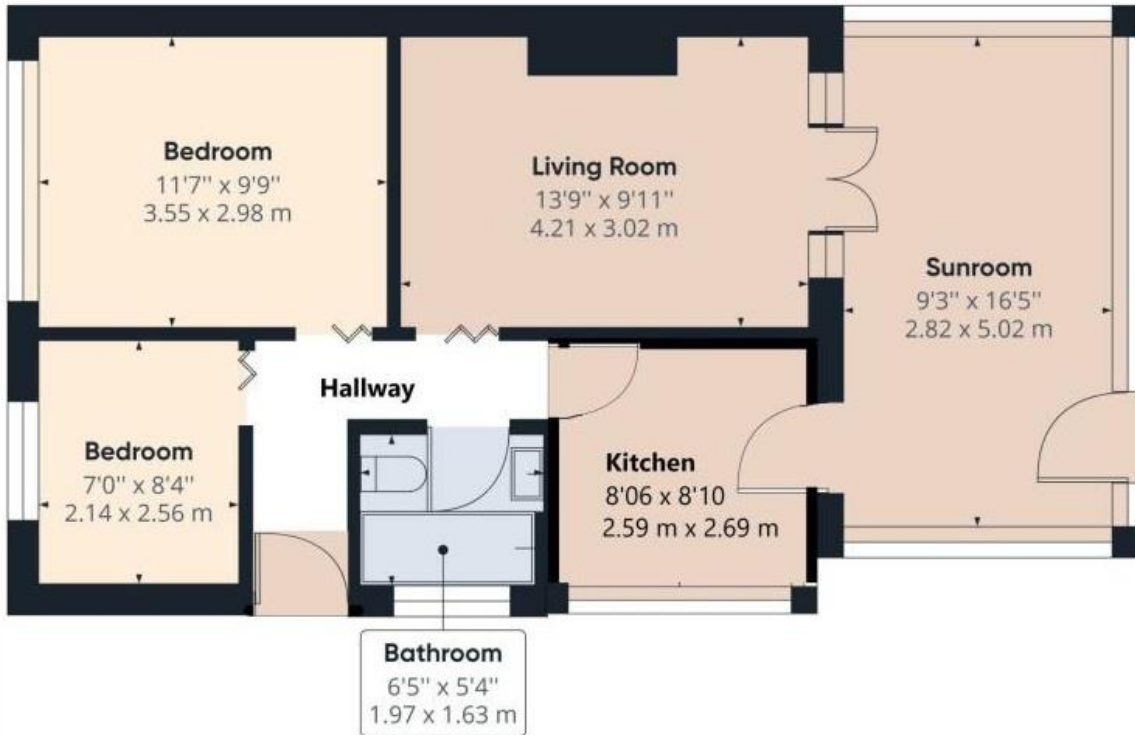


OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shingle area providing off street parking for two vehicles. Shared driveway. Gated side access.

The **REAR GARDEN** measures approx. 25' and commences with steps with wrought iron balustrade leading down to lawn. Shingle flower beds. Raised decking patio to side. Shed to remain. Fencing to all boundaries. Gated side access.





Approximate total area⁽¹⁾
 518.73 ft²
 48.19 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360

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.