

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5AQ



£400,000

WILLIAMS and DONOVAN are delighted to offer for sale this three/four bedroom detached chalet situated on the High Road in South Benfleet within easy reach of schools, shops and other local amenities. This property benefits from having two reception rooms; ground floor bedroom and bathroom; dressing room; garage and must be viewed to appreciate the versatility of the accommodation on offer. EPC rating - D. Our ref: 14715

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



High Road, South Benfleet, SS7 5AQ

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

PORCH 7' 3" x 3' 5" (2.21m x 1.04m)

Obscure double glazed window to front aspect.

Obscure glazed door to:

LOUNGE 19' 2" x 11' 6" (5.84m x 3.51m)

UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace with electric fire insert. Radiator. Wooden floor. Opening to:



DINING ROOM 8' 8" x 7' 8" (2.64m x 2.34m)

Skimmed ceiling. UPVC double glazed window to side aspect. Wooden floor. Door to:



GROUND FLOOR BEDROOM 12' x 8' 2" (3.66m x 2.49m)

This bedroom is currently adapted to a bathroom. UPVC double glazed window to rear aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted wash hand basin and shower cubicle with wall mounted electric shower. Radiator. Door to:

GROUND FLOOR BEDROOM 12' x 10' 6" (3.66m x 3.2m)

Coved ceiling. UPVC double glazed window to rear aspect. Radiator.



KITCHEN 11' 1" x 8' 2" approx. (3.38m x 2.49m)

Panelled ceiling. UPVC double glazed window to side aspect. Obscure uPVC double glazed door to side. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset stainless steel gas hob with extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Cupboard space for fridge/freezer. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. UPVC double glazed window to side aspect. Built in storage cupboard. Doors to:

BEDROOM ONE 16' 2" x 11' 7" (4.93m x 3.53m)

Skimmed ceiling. UPVC double glazed window to front aspect. Two built in storage cupboards. Radiator.



BEDROOM TWO 18' 9" x 9' 5" reducing to 7' 3" (5.72m x 2.87m > 2.21m)

Skimmed ceiling. Dual aspect uPVC double glazed windows to side and rear aspects. Storage cupboard. Radiator. Door to:

DRESSING ROOM 10' 4" x 9' 8" reducing to 7' 7" (3.15m x 2.95m > 2.31m)/BEDROOM THREE

Skimmed ceiling. Dual aspect double glazed windows to rear and side aspects. Built in storage cupboard. Radiator.

BATHROOM 6' 8" x 6' 7" (2.03m x 2.01m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Two piece suite comprising pedestal mounted wash hand basin and panelled bath with electric shower over. Part tiled walls.



SEPARATE W/C

Close coupled w/c. Part tiled walls.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a retaining brick wall with wrought iron gate and pathway to front door. Pathway continues to side accessible by further wrought iron gate.

REAR AND SIDE GARDENS comprising lawn area. Various established plants, trees and shrubs. Fencing to all boundaries. Gate to rear providing access to independent driveway and GARAGE accessible from Oakfield Road.



GARAGE 18' 7" x 8' 4" (5.66m x 2.54m)

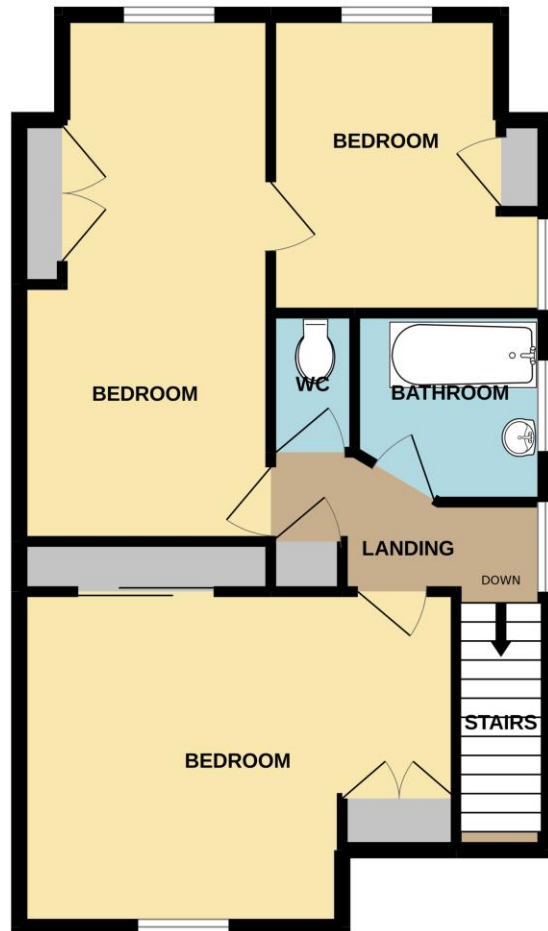
With double opening doors. Power and lighting. Wrought iron gate to front of driveway with off street parking in front of garage.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.
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.