

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodside View, Benfleet, SS7 4PB



GUIDE PRICE £375,000 - £400,000

WILLIAMS and DONOVAN are pleased to offer for sale this three/four bed end of terrace town house situated in a Benfleet cul-de-sac location adjacent to Woodside Park and in dual catchment for The King John School and The Appleton School. The property is well presented throughout and benefits from having a spacious kitchen/diner; spacious lounge; three good sized bedrooms to the 2nd floor with ground floor bedroom/study; ground floor cloakroom and off street parking for three vehicles. EPC rating - E. Our ref: 15213

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

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



Woodside View, Benfleet, SS7 4PB

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Tiled floor. Doors to:

GROUND FLOOR CLOAKROOM

Window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Laminate flooring.

REAR PORCH

Double glazed French doors leading to REAR GARDEN. Space and plumbing for washing machine. Space for tumble dryer. Laminate flooring. Door to:

GROUND FLOOR BEDROOM FOUR/STUDY 12' 3" x 7' (3.73m x 2.13m)

Window to rear aspect. Radiator. Laminate flooring.

FIRST FLOOR LANDING

Spotlight insets. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

LOUNGE 15' 6" x 15' (4.72m x 4.57m)

Double glazed window to front aspect. Two radiators.



L-SHAPED KITCHEN/DINER 15' x 14' 4" reducing to 7' (4.57m x 4.37m > 2.13m)

Spotlight insets. Double glazed windows to side and rear aspects overlooking Woodside Park. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl stainless steel drainer. Space for cooker with extractor hood above. Space for fridge/freezer. Tiled splashbacks. Radiator.



SECOND FLOOR LANDING

Loft access with drop ladder. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 15' 7" x 8' 5" (4.75m x 2.57m)

Double glazed window to front aspect. Radiator.



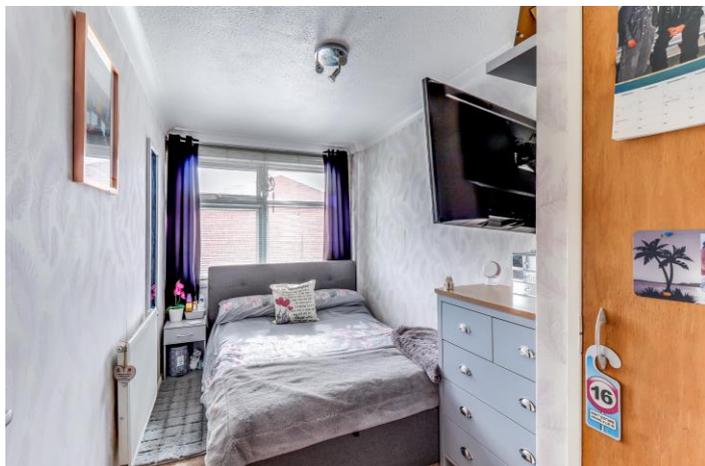
BEDROOM TWO 11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to rear aspect with views over Woodside Park. Built in double storage cupboard. Radiator.



BEDROOM THREE 12' 4" x 6' 5" (3.76m x 1.96m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.



BATHROOM 6' 10" x 6' 3" (2.08m x 1.91m)

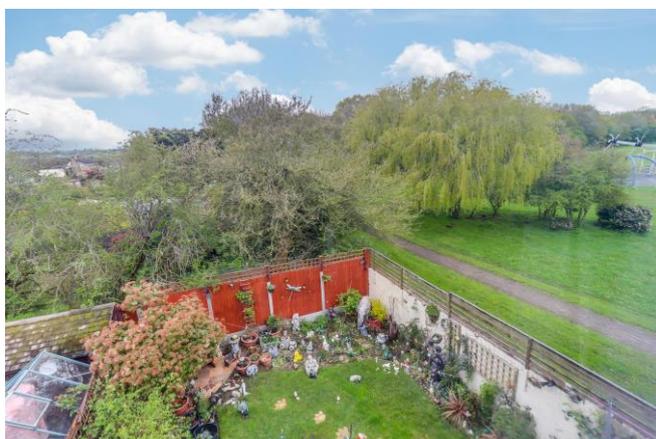
Skimmed ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



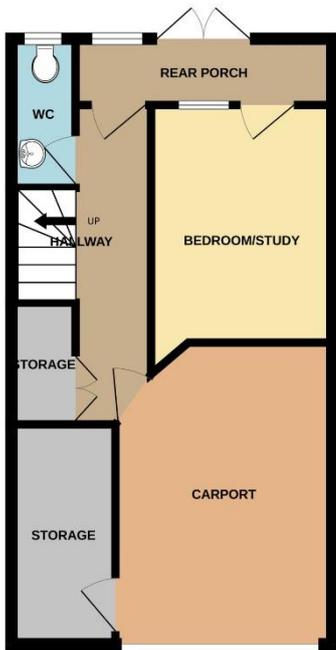
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway and carport providing off street parking for three vehicles. The remainder is laid to lawn. Shrub and flower bed borders. Electric car charging point. Storage room housing boiler

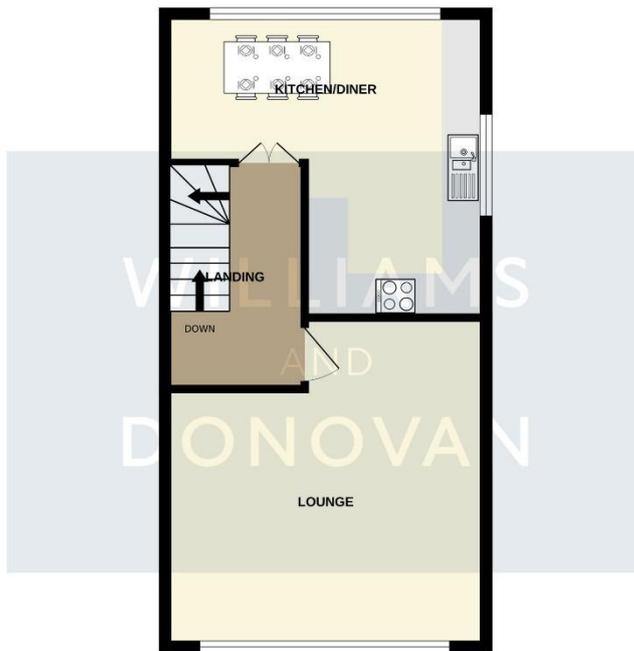
L-shaped **REAR GARDEN** measures approx. 30 commencing with paved patio leading to lawn. Shrub borders. External power and lighting. Raised, covered decking area suitable for hot tub. Summerhouse to remain. Garden room with power and lighting.



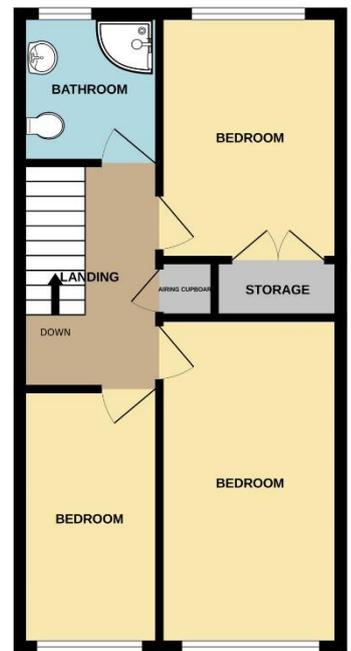
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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 ©2023

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.