

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Essex Way, South Benfleet, SS7 1LS



£400,000

WILLIAMS and DONOVAN are delighted to offer for sale this fabulous three bedroom semi-detached bungalow which has been refurbished to a high standard recently by the current owner. Being situated just over a quarter of a mile from Benfleet station and Conservation area, and within easy reach of the many shops and restaurants on the High Road, the property itself benefits from having a spacious lounge/diner; utility room; garage with ample off street parking and a 105' rear garden. EPC rating - C. Our ref: 15232

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)



# Essex Way, South Benfleet, SS7 1LS

Accommodation comprises:

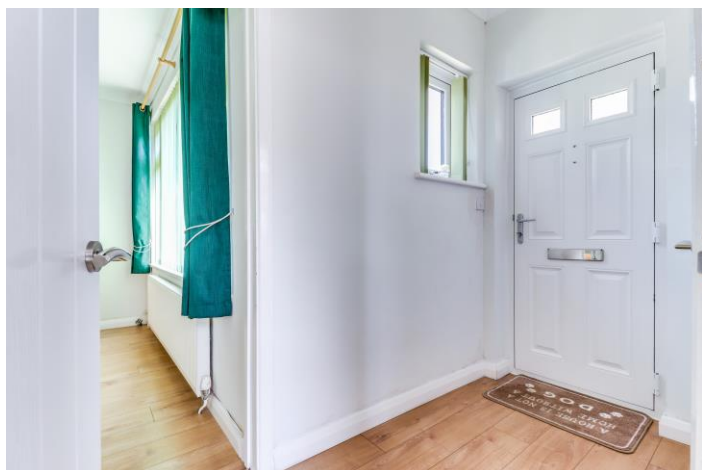
Entrance via:

## PORCH

Window to side aspect. Composite door to:

## HALLWAY

Coved and skimmed ceiling. Inset lighting. Obscure double glazed window to side aspect. Radiator. Laminate flooring. Doors to:



## UTILITY ROOM 5' 0" x 2' 10" (1.52m x 0.86m)

Obscure double glazed windows to front and side aspect. Working surfaces. Space for tumble dryer. Radiator.

## KITCHEN 11' 5" x 10' 1" (3.48m x 3.07m)

Coved and skimmed ceiling. Spotlight insets. Double glazed windows to side aspect. Double glazed door to side. Range of modern base and eye level units. Roll edged working surfaces. Inset sink with chrome mixer tap. Inset gas hob with extractor hood over and electric oven under. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.



## LOUNGE/DINER 18' x 13' 4" reducing to 10' 3" (5.49m x 4.06m > 3.12m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



## BEDROOM ONE 11' 4" x 10' 2" (3.45m x 3.1m)

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



## BEDROOM TWO 10' 4" x 10' (3.15m x 3.05m)

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





**BEDROOM THREE/STUDY 7' 9" x 7' (2.36m x 2.13m)**

Coved and skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate wood effect flooring.

**BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m)**

Coved ceiling. Spotlight insets. Obscure double glazed window to side aspect. Modern three piece suite comprising vanity unit with enclosed w/c and wash hand basin and P-shaped panelled bath with shower over. Tiled walls. Chrome heated towel rail. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is an extensive block paved driveway providing off street parking for up to five vehicles and access to detached **GARAGE**. The remainder is laid to lawn with wall dividing from the driveway. Shrub bed borders. Gated side access.

The **REAR GARDEN** measures approx. 105' and commences with extensive decking area extending to the side of the property. Steps down to lawn. Decoratively edged shrub and flower bed borders. Mature trees. Further decking area to rear. Shed to remain.



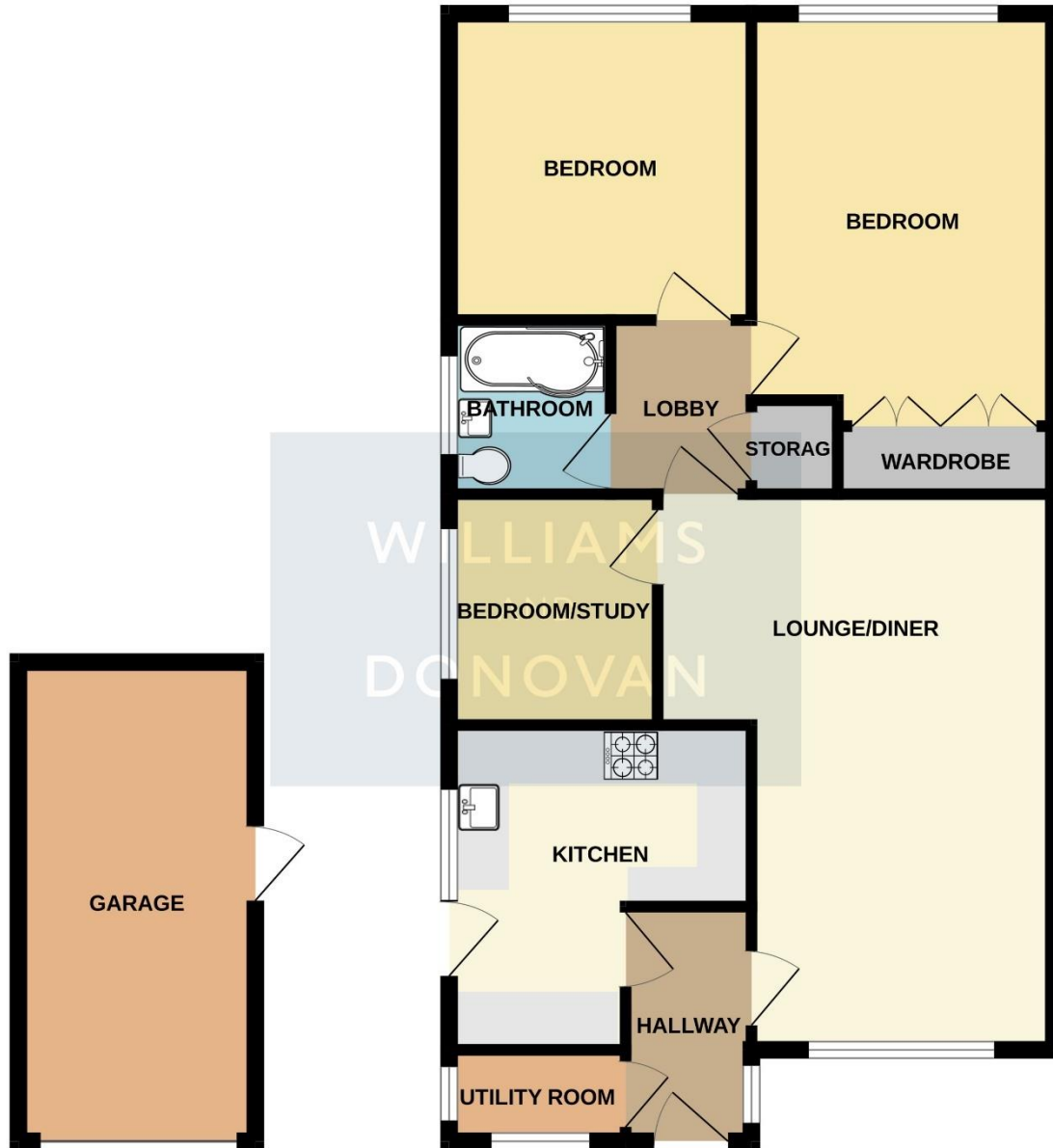
**GARAGE**

With up and over door. UPVC double glazed windows to rear and side aspects. Door to side.

**AGENT'S NOTES:**

**Boiler is approx. 4 years old (7 year warranty remaining);**  
**All windows are approx. 3 years old;**  
**Front door is approx. 2 year old;**  
**Garage - new roof just over a year ago;**  
**Loft - part boarded;**  
**Council Tax - Band C**

GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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.  
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**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.