

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downer Road, Benfleet, SS7 1BQ



£379,950

WILLIAMS and DONOVAN are pleased to offer for sale this three/four double bedroom semi-detached chalet situated in a South of the London Road residential location, a short walk to local schools and close to Thundersley Glen. The property requires a little updating but benefits from being offered with NO ONWARD CHAIN, having a spacious lounge; utility room; garage; West backing rear garden measuring approx. 45' and off street parking for three vehicles. EPC rating - TBC. Our ref: 15094

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Downer Road, Benfleet, SS7 1BQ

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Obscure double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboards. Radiator. Doors to:



LOUNGE 16' 8" x 10' (5.08m x 3.05m)

Double glazed French style doors to rear aspect leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Radiator.

KITCHEN 10' 7" x 8' 9" (3.23m x 2.67m)

Double glazed window to rear and side aspects. Double glazed door to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl sink drainer. Space for cooker with extractor hood above. Tiled splashbacks. Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Radiator. Laminate flooring.



GROUND FLOOR BEDROOM/DINING ROOM 13' 6" x 10' (4.11m x 3.05m)

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



GROUND FLOOR BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with electric shower. Chrome heated towel rail.



LEAN TO/UTILITY ROOM 18' 9" x 7' 8" (5.72m x 2.34m)

Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Base units. Roll edged working surfaces. Space for tumble dryer. Space for fridge/freezer. Door to GARAGE.

FIRST FLOOR LANDING

Double glazed window to front aspect. Loft access. Doors to:

BEDROOM ONE 15' 9" x 9' 4" (4.8m x 2.84m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM TWO 14' 3" x 9' (4.34m x 2.74m)

Double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM THREE 12' 9" x 9' 3" (3.89m x 2.82m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.



CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Tiled walls. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing access to **GARAGE** and off street parking for up to three vehicles. Exterior lighting.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 45'. Commencing with paved patio and steps down to lawn. Pond. Mature shrub bed borders. Green house to remain. Outside tap. Exterior lighting.



GARAGE 18' x 7' 9" (5.49m x 2.36m)

With electric up and over door. Power and lighting. Double glazed window to rear aspect.

GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1321 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.
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