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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 5NJ



GUIDE PRICE £400,000 - £415,000

We are pleased to offer for sale this three bedroom semi-detached chalet which benefits from having two reception rooms; modern fitted kitchen with integrated appliances; study area; three good sized bedrooms; 100' South backing rear garden; garage and off street parking for numerous vehicles. The property is situated in a desirable South Benfleet location within easy walking distance of local schools, High Road shops and amenities and just under a mile and a quarter from Benfleet station. EPC rating - D. Our ref: 15136

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Accommodation comprises:

Entrance via obscure uPVC glazed door to:

RECEPTION HALL

Coved and skimmed ceiling. Built in storage cupboard. Laminate wood effect flooring. Doors to:

LOUNGE 15' 8" x 10' (4.78m x 3.05m)

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

DINING ROOM 17' x 10' (5.18m x 3.05m)

Skimmed ceiling. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Radiator.



KITCHEN 10' 1" x 8' 2" (3.07m x 2.49m) Skimmed ceiling. Spotlight insets. UPVC double glazed window to rear aspect. Range of modern base and eye level units. Roll edged working surfaces. Matching upstands. Inset one and a half stainless steel sink drainer with chrome mixer tap. Inset 5 ring Neff gas hob with Neff extractor hood over. Built in electric oven. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine.



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

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower over. Chrome heated towel rail. Tiled walls.



STUDY AREA 10' 1" x 8' 9" (3.07m x 2.67m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Laminate wood effect flooring.



FIRST FLOOR LANDING

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

BEDROOM ONE 11' 6" x 10' 9" approx. (3.51m x 3.28m)

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



BEDROOM TWO 17' x 9' 7" reducing to 7' 3" (5.18m x 2.92m > 2.21m)

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



BEDROOM THREE 13' 7" x 9' reducing to 7' 1" (4.14m x 2.74m > 2.74m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Built in storage cupboard.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for numerous vehicles and access to **GARAGE**. Shingle flower bed. Gated side access.

The **REAR GARDEN** is South backing and measures approx. 100'. Commencing with paved patio with retaining wall and steps up to lawn. Pathway to rear. Various flower beds with established flowers, trees and shrubs. Fencing to all boundaries.



GARAGE 18' 10" x 8' (5.74m x 2.44m) With up and over door. Power and lighting. Door to side providing access to **REAR GARDEN**.

GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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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