

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fernlea Road, South Benfleet, SS7 1HD



Offers in Excess of £900,000

WILLIAMS and DONOVAN are privileged to offer for sale this impressive four bedroom detached house situated in a sought after South Benfleet location, within easy reach of local schools, shops and amenities and just under a mile and a half from Benfleet station.

With views across Benfleet and towards Boyce Hill golf course, this immaculately presented property benefits from having a spacious kitchen/breakfast room; large lounge/diner; office; bedroom one with ensuite and balcony; garage with off street parking for numerous vehicles and a South backing rear garden measuring 30' x 70'.

EPC rating - E. Our ref: 14282

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

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



Fernlea Road, South Benfleet, SS7 1HD

Accommodation comprises:

Entrance via bespoke arched double opening doors to:

RECEPTION HALL

Skimmed ceiling. Solid oak staircase to FIRST FLOOR ACCOMMODATION. Feature open fireplace. Security alarm system. Radiator. Parquet flooring. Doors to:



GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to front aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Heated towel rail. Tiled floor.



GROUND FLOOR STUDY/OFFICE 11' 9" x 11' 1" (3.58m x 3.38m)

Skimmed ceiling. Double glazed bay window to front aspect with fitted shutters. Radiator. Parquet flooring.



KITCHEN/BREAKFAST ROOM 16' x 10' 5" (4.88m x 3.18m)

Skimmed ceiling. Double glazed window to rear aspect. Further double glazed window to rear aspect. Door to side aspect. Range of recently fitted base and eye level units. Solid granite working surfaces. Inset sink drainer. Inset 4 ring induction hob with extractor fan above. Built in electric oven. Integrated microwave. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Feature glass splashback. Breakfast bar. Concealed wall mounted boiler. Tall designer radiator. Wall lighting. Down lighting. Tiled floor.



shutters. Double glazed door to side aspect. Feature open fireplace. Two radiators. Understairs storage cupboard. Parquet flooring.



LOUNGE/DINER 27' 2" reducing to 10' 4" x 24' 4" (8.28m > 3.15m x 7.42m)

Skimmed ceiling. Double glazed bay window to rear aspect, with fitted shutters. Double glazed French style doors to rear aspect, with fitted shutters. Further double glazed windows to front, rear and side aspects, all with fitted

FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder (mostly boarded). Double glazed windows to front aspect, with fitted shutters. Radiator. Parquet flooring. Doors to:



BEDROOM ONE 13' 6" x 12' 2" (4.11m x 3.71m)

Skimmed ceiling. Double glazed windows to side and rear aspects, with fitted shutters. Double glazed door, with fitted shutters, leading to BALCONY with spectacular views across Benfleet and towards Boyce Hill golf course. Two radiators. Parquet flooring. Door to:



ENSUITE 5' 10" x 5' 4" (1.78m x 1.63m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 14' 1" x 9' 10" (4.29m x 3m)

Skimmed ceiling. Double glazed windows to front and side aspects, with fitted shutters. Radiator. Parquet flooring. Double doors to storage cupboard.



BEDROOM THREE 11' 6" x 10' 6" (3.51m x 3.2m)

Skimmed ceiling. Double glazed windows to rear and side aspects, with fitted shutters. Radiator. Parquet flooring.



BEDROOM FOUR 9' 10" x 7' 6" (3m x 2.29m)

Skimmed ceiling. Double glazed window to front aspect, with fitted shutters. Radiator.



BATHROOM 10' 5" x 10' 1" (3.18m x 3.07m)

Skimmed ceiling. Obscure double glazed windows to front and side aspects. Five piece suite comprising close coupled w/c, hand wash basin with storage beneath, bidet, free standing bath with shower attachment and shower enclosure with mixer shower. Heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

As previously mentioned, this property sits impressively on a double width plot with brick built wall to front boundary and double opening gated entrance to expansive block paved driveway providing off street parking for numerous vehicles and access to detached GARAGE. Lawned area. Mature trees and shrubs. Gated side access to both flanks.

The **REAR GARDEN** measures approx. 70' in width and is South backing. Extensive block paved patio with steps down to lawn. Shrub borders. Outside tap.

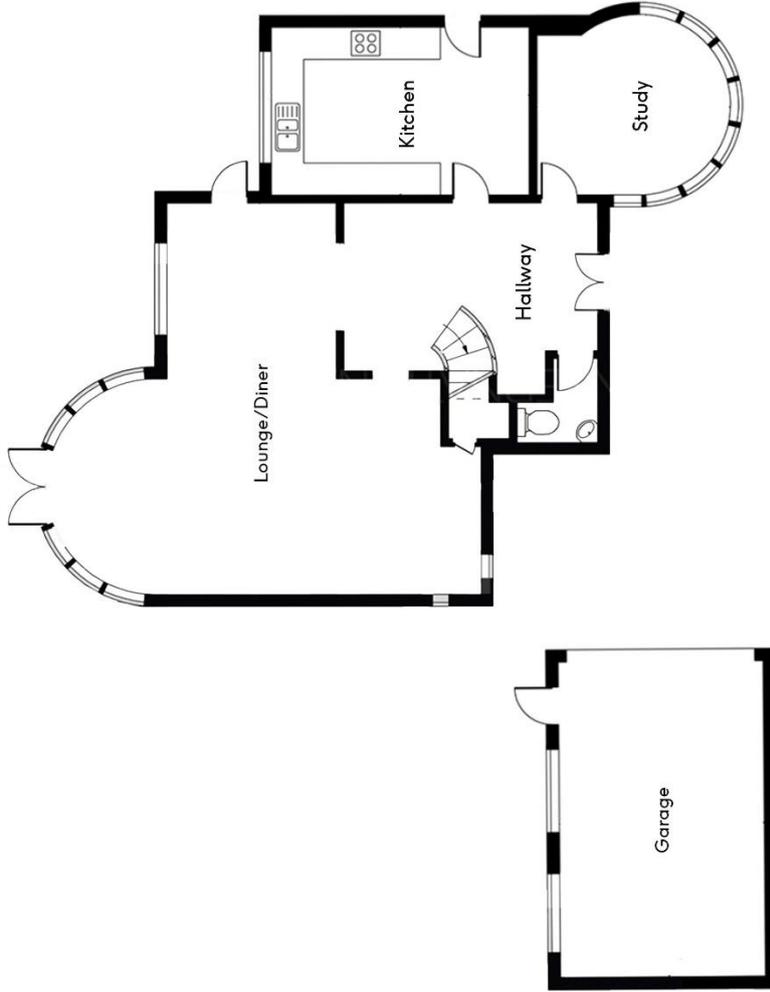


GARAGE 19' x 12' 3" (5.79m x 3.73m)
Bi-folding doors. Power and lighting. Water connection. Loft storage area.

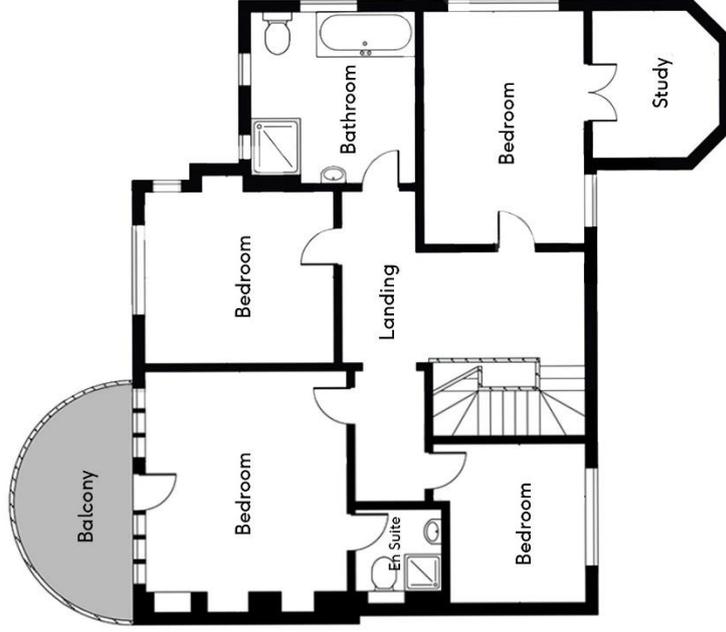


Agent's Note:
Boiler and new circuit board installed in 2022. The water is on a vented pressurised system that provides strong water pressure throughout the whole house and drinking water from every tap.

Ground Floor



First Floor



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 seller, system operator and agent have not been tested and no guarantee as to their operability or efficiency can be given.

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.