

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Chimes, South Benfleet, SS7 1HS



GUIDE PRICE £475,000

WILLIAMS and DONOVAN - situated in a desirable, elevated, quiet South Benfleet cul-de-sac location, within easy reach of local schools, shops and station, is this four bedroom detached house. This beautifully presented family home benefits from having a modern 15' 3" kitchen with separate utility; 19' 1" lounge; ground floor shower room and first floor bathroom; off street parking for two vehicles and electric car charging point.

EPC rating - TBC. Our ref: 15663

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The Chimes, South Benfleet, SS7 1HS

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Laminate wood effect flooring. Doors to:

LOUNGE 19' 1" x 12' 5" (5.82m x 3.78m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed French style doors providing access to REAR GARDEN. Radiator.



PLAY ROOM 10' 9" x 7' 5" (3.28m x 2.26m)

UPVC double glazed window with blinds to remain, to side aspect. Radiator.

KITCHEN 15' 3" x 7' 5" (4.65m x 2.26m)

Skimmed ceiling with spotlight insets. UPVC double glazed window with blinds to remain, to front aspect. UPVC double glazed door to side aspect. Range of modern base and eye level units with quartz working surfaces and matching upstands. Inset white sink drainer with free standing brushed steel mixer tap. Inset 4 ring induction hob with extractor fan over and electric oven under, with quartz splashback. Integrated Bosch dishwasher. Integrated fridge. Integrated freezer. Built in

storage cupboard. Electric plinth heater. Laminate wood effect flooring.



UTILITY ROOM 8' 1" x 4' 9" (2.46m x 1.45m)

Skimmed ceiling with spotlight insets. Double glazed door to side aspect. Wall and base level units with quartz working surfaces and matching upstands. Inset stainless steel sink with brushed steel mixer tap. Space for washing machine. Space for tumble dryer. Laminate wood effect flooring.

SHOWER ROOM 5' 9" x 4' 7" (1.75m x 1.4m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled, dual flush w/c, shower cubicle comprising close coupled, dual flush w/c, shower cubicle vanity mounted hand wash basin with chrome mixer tap and with overhead rainmaker shower head and detachable jet body spray. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.



FIRST FLOOR LANDING

Obscure uPVC double glazed window with blind to remain, to half stair. Loft access hatch (we understand from the vendor that the loft is part boarded). Radiator. Doors to:

BEDROOM ONE 12' 1" x 10' 2" (3.68m x 3.1m)

UPVC double glazed window to rear aspect. Radiator. Two built in storage cupboards.



BEDROOM TWO 10' 6" x 9' 1" (3.2m x 2.77m)

UPVC double glazed window with blind to remain, to front aspect. Radiator.



BEDROOM THREE 9' 4" x 8' 8" (2.84m x 2.64m)

UPVC double glazed window with blind to remain, to front aspect. Radiator.

BEDROOM FOUR 8' 6" x 8' (2.59m x 2.44m)

UPVC double glazed window with blind to remain, to rear aspect. Radiator.



BATHROOM 7' 9" x 5' 3" (2.36m x 1.6m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and double ended panelled bath with chrome mixer tap and shower with overhead rainmaker shower head and detachable jet body spray. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

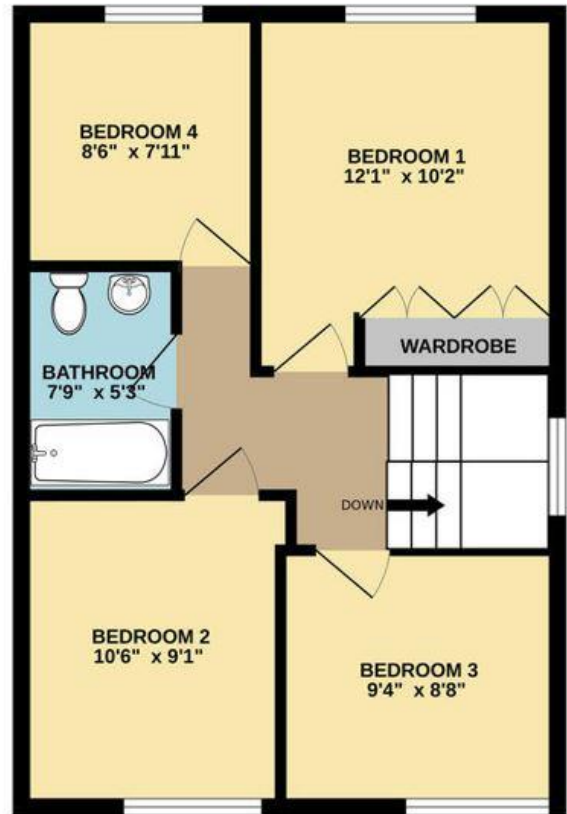
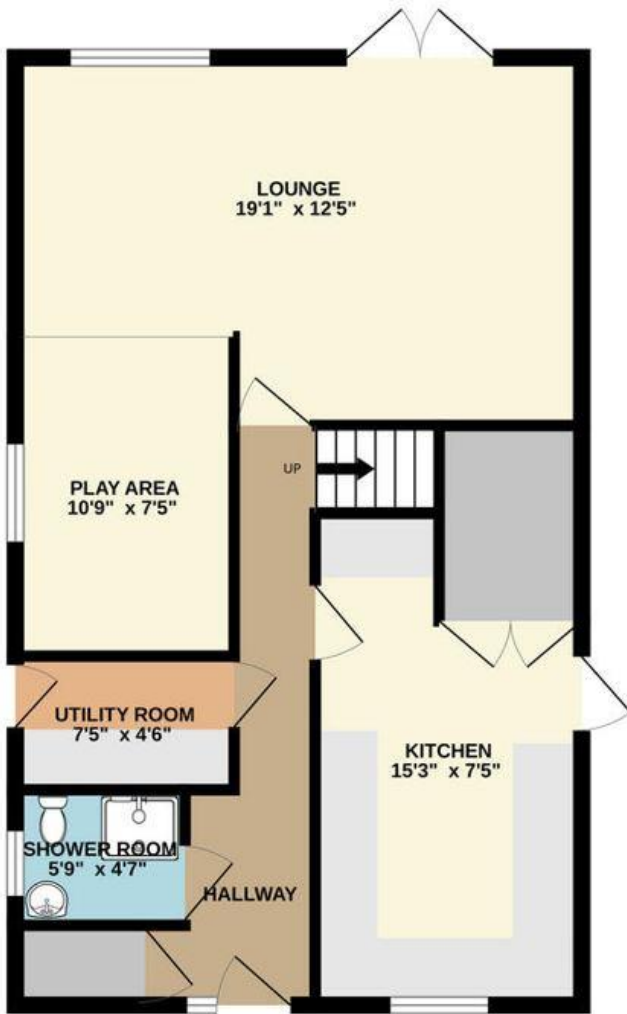
To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Electric car charging point. Stone shingle area with various shrubs. Slab steps to front door. Gated side access to both sides.

The **REAR GARDEN** commences with decking area with steps up to lawn area. Raised sleeper flower bed at the rear. Fencing to all boundaries.



GROUND FLOOR
612 sq.ft. approx.

1ST FLOOR
485 sq.ft. approx.



TOTAL FLOOR AREA: 1096 sq.ft. 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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