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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fleet Road, South Benfleet, SS7 5JL



GUIDE PRICE £525,000 - £550,000

We are delighted to bring to the market this spacious four bedroom detached house, situated in a desirable South Benfleet location, just a 10 minute walk from Benfleet station and within easy reach of schools, shops and local amenities. The property benefits from having a spacious lounge; kitchen/diner with separate utility; study; ensuite to bedroom one; a wraparound rear garden and off street parking for two/three vehicles.

EPC rating - TBC. Our ref: 15414

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Fleet Road, South Benfleet, SS7 5JL

Accommodation comprises:

Entrance via composite door to:

SPACIOUS ENTRANCE HALL 21' 5" x 6' (6.53m x 1.83m)

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Oak doors to:



GROUND FLOOR CLOAKROOM

Double glazed window to front aspect. Two piece suite comprising low level w/c and hand wash basin with storage beneath. Tiled walls. Tiled floor.

KITCHEN/DINER 18' x 9' 2" (5.49m x 2.79m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and side aspects. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Space for range cooker. Space for fridge/freezer. Space for dishwasher. Radiator. Wall mounted combi boiler. Tiled splashbacks. Door to side aspect providing access to REAR GARDEN.



LOUNGE 21' 1" x 14' 2" (6.43m x 4.32m)

Skimmed ceiling with spotlight insets. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Radiator. Laminate flooring.



STUDY 11' 5" x 7' 7" (3.48m x 2.31m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Built in cupboard. Laminate flooring.

UTILITY ROOM 7' 7" x 7' 7" (2.31m x 2.31m)

Skimmed ceiling with spotlight insets. Space for washing machine and tumble dryer. Space for fridge/freezer. Door leading to REAR GARDEN.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to side aspect. Radiator. Oak doors to:

BEDROOM ONE 15' 2" reducing to 10' 3" x 13' (4.62m > 3.12m x 3.96m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator. Door to:



ENSUITE 7' 6" x 2' 7" (2.29m x 0.79m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with electric shower. Tiled floor.

BEDROOM TWO 11' 8" x 11' (3.56m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 12' x 9' 2" (3.66m x 2.79m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.

BEDROOM FOUR 15' 2" x 7' 6" reducing to 4' 3" (4.62m x 2.29m > 1.3m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

BATHROOM 8' 6" x 7' 6" (2.59m x 2.29m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted hand wash basin, free standing bath and shower cubicle with electric shower. Chrome heated towel rail. Tiled walls. Tiled floor.



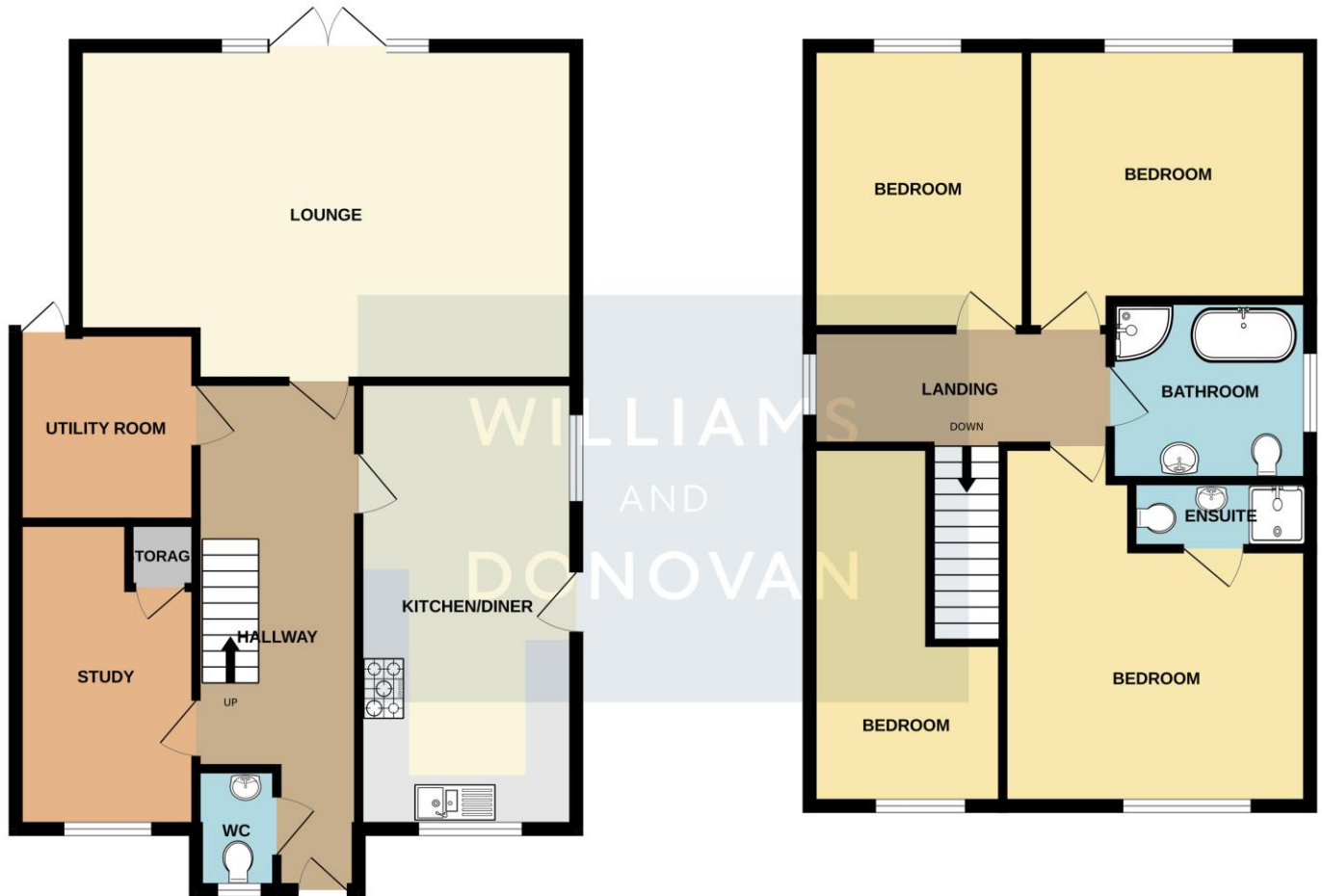
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two/three vehicles.

The **REAR GARDEN** wraps around to the side and commences with paved patio leading to lawn. Stone shingle borders. Sheds to remain. Outside power. Gated side access.

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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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.