

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Meadway, Benfleet, SS7 4HG



Guide Price £415,000 - £425,000

Situated in a popular Benfleet cul-de-sac residential location, within easy reach of local schools, shops and parks, is this well presented four bedroom semi-detached house.

Benefitting from having open plan living accommodation, this property has a 20' 2" kitchen/diner; 20' 4" lounge; ground floor bedroom; 50' rear garden with summerhouse and off street parking for up to six vehicles.

EPC rating - TBC. Our ref: 12688

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Laminate flooring. Doors to:



LOUNGE 20' 4" x 12' 1" (6.2m x 3.68m)

Skimmed ceiling. Double glazed window to front aspect. Further obscure window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace with electric fire. Radiator. Laminate flooring. Opening to:



KITCHEN/DINER 20' 2" x 8' 8" (6.15m x 2.64m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Tiled splashbacks. Space for fridge/freezer. Space for washing machine. Laminate flooring.



GROUND FLOOR BEDROOM 16' 6" x 7' 6" (5.03m x 2.29m)

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



FIRST FLOOR LANDING

Loft access. Radiator. Doors to:

BEDROOM ONE 13' 5" x 11' 2" (4.09m x 3.4m)

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



BEDROOM TWO 9' 9" x 9' (2.97m x 2.74m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window to front aspect. Radiator.



BATHROOM 8' 3" x 5' 9" (2.51m x 1.75m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with electric shower over. Chrome heated towel rail. Tiled walls. Tiled floor.

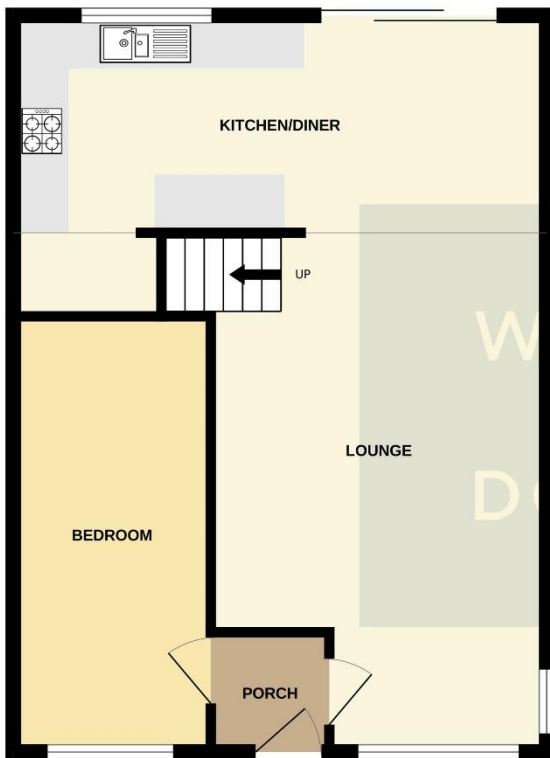


OUTSIDE OF PROPERTY: To the **FRONT** of the property is a driveway providing off street parking for up to six vehicles.

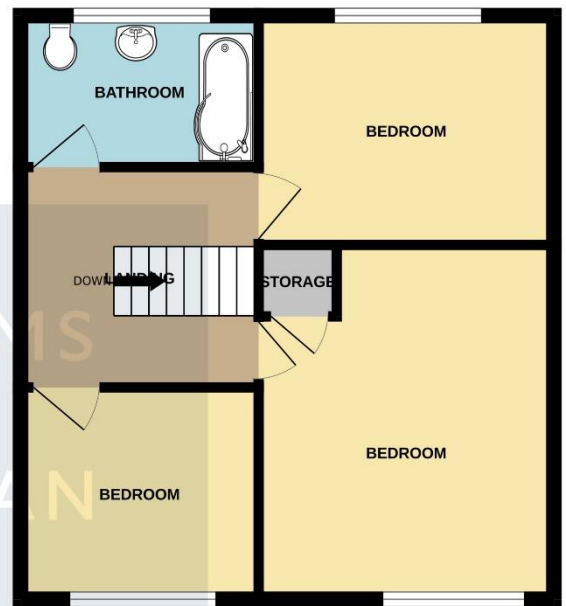
The **REAR GARDEN** measures approx. 50' and commences with paved patio leading to lawn. Brick built flower beds. Gated side access. Outside tap. Exterior power. **SUMMERHOUSE** with power and lighting. Windows to front and double opening doors.



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



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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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