

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wincoat Drive, South Benfleet, SS7 5AH



Offers In Excess of £375,000

WILLIAMS and DONOVAN - situated in a sought after South Benfleet location within easy reach of local schools, High Road shops and just over a mile from Benfleet station is this three bedroom semi-detached chalet. This property is offered for sale with NO ONWARD CHAIN and benefits from having a spacious lounge; bathrooms to both ground and first floor; ground floor bedroom; rear garden measuring approx. 50'; large garage and off street parking for two vehicles. EPC rating - D. Our ref: 15402

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Wincoat Drive, South Benfleet, SS7 5AH

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Obscure double glazed windows to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

GROUND FLOOR SHOWER ROOM 6' 3" x 6' reducing to 2' 7" (1.91m x 1.83m > 0.79m)

Inset spotlights. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle with electric shower. Radiator. Tiled walls. Extractor fan.

LOUNGE 15' 9" x 11' 10" (4.8m x 3.61m)

Double glazed windows to front and side aspects. Feature fireplace with electric fire. Wall lighting. Radiator.



KITCHEN 10' 2" x 8' (3.1m x 2.44m)

Double glazed door to REAR GARDEN. Double glazed window to rear aspect. 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 hood above. Built in double electric oven. Integrated under counter fridge and freezer. Tiled splashbacks. Tiled floor.

GROUND FLOOR BEDROOM THREE 9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed French style doors leading to REAR GARDEN. Radiator.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to front aspect. Fitted wardrobes. Eaves storage cupboard. Wall lighting. Radiator.



BEDROOM TWO 12' 2" x 8' 1" (3.71m x 2.46m)

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



BATHROOM 9' x 4' 7" (2.74m x 1.4m)

Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Radiator. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to **GARAGE**. The remainder comprises various flower bed and shingle borders with a variety of mature shrubs.

The **REAR GARDEN** measures approx. 50' and commences with decking area leading to mainly paved garden area with brick built flower beds and shrub borders. Outside tap. Exterior lighting.



GARAGE 23' 5" x 8' 4" (7.14m x 2.54m)

With up and over door. Power and lighting. Windows to side and rear aspects. Door to **REAR GARDEN**.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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