

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Woodmanhurst Road, Corringham, SS17 7RX



### Offers in Excess of £525,000

WILLIAMS and DONOVAN are pleased to bring to the market this incredible, extended seven bedroom, four bathroom end of terraced house with 50' rear garden and off street parking for 3/4 vehicles. The property benefits from spacious ground floor accommodation including a large lounge, which is open plan to a similarly proportioned kitchen/diner; two ground floor bedrooms, with ensuite to one; further ground floor shower room; and two bathrooms to the first floor to serve the five first floor bedrooms.

EPC rating - C. Our ref: 15674

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# Woodmanhurst Road, Corringham, SS17 7RX

Accommodation comprises:

Entrance via uPVC double glazed door to:

## PORCH

Obscure double glazed windows to front and side aspects. Door to:

## LOUNGE 17' 9" x 15' 1" (5.41m x 4.6m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Feature electric fireplace. Radiator. Laminate flooring. Double opening doors to:



## KITCHEN/DINER 16' x 14' 2" (4.88m x 4.32m)

Skimmed and vaulted ceiling, with spotlight insets. Double glazed Velux windows to rear aspect. Double glazed window to rear aspect. Double glazed French style doors leading to rear aspect overlooking and providing access to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset one and a half stainless steel sink drainer. Built in double oven. Integrated microwave. Space for fridge/freezer. Integrated dishwasher. Central island with breakfast bar and inset 4 ring electric hob. Tiled splashbacks. Radiator. Tiled floor. Door to:



## INNER HALL

Skimmed ceiling. Doors to:

## GROUND FLOOR BEDROOM ONE 17' 7" reducing to 14' 3" x 11' 6" (5.36m x 4.34m x 3.51m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors to side aspect. Radiator. Laminate flooring. Door to:



## ENSUITE 8' x 5' 9" (2.44m x 1.75m)

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

## GROUND FLOOR BEDROOM TWO 11' 7" x 10' 10" (3.53m x 3.3m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



## GROUND FLOOR SHOWER ROOM 8' 1" x 5' (2.46m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Extractor fan. Tiled walls. Airing cupboard with space and plumbing for washing machine. Tiled floor.

### FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Built in storage cupboard. Doors to:

### BEDROOM THREE 11' 6" x 9' 8" (3.51m x 2.95m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator. Laminate flooring.



### BEDROOM FOUR 11' 6" x 8' 6" (3.51m x 2.59m)

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



### BEDROOM FIVE 12' x 8' 9" (3.66m x 2.67m)

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

### BEDROOM SIX 10' 4" x 7' 4" (3.15m x 2.24m)

Obscure double glazed window to rear aspect. Radiator. Laminate flooring

**BEDROOM SEVEN 8' 10" x 6' 2" (2.69m x 1.88m)** Double glazed window to front aspect. Radiator. Laminate flooring

### BATHROOM 8' 10" x 8' 2" (2.69m x 2.49m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and double shower cubicle with mixer

shower. Extractor fan. Chrome heated towel rail. Airing cupboard housing Mega-flow system. Tiled walls.



### SHOWER ROOM 7' 6" x 5' 10" (2.29m x 1.78m)

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

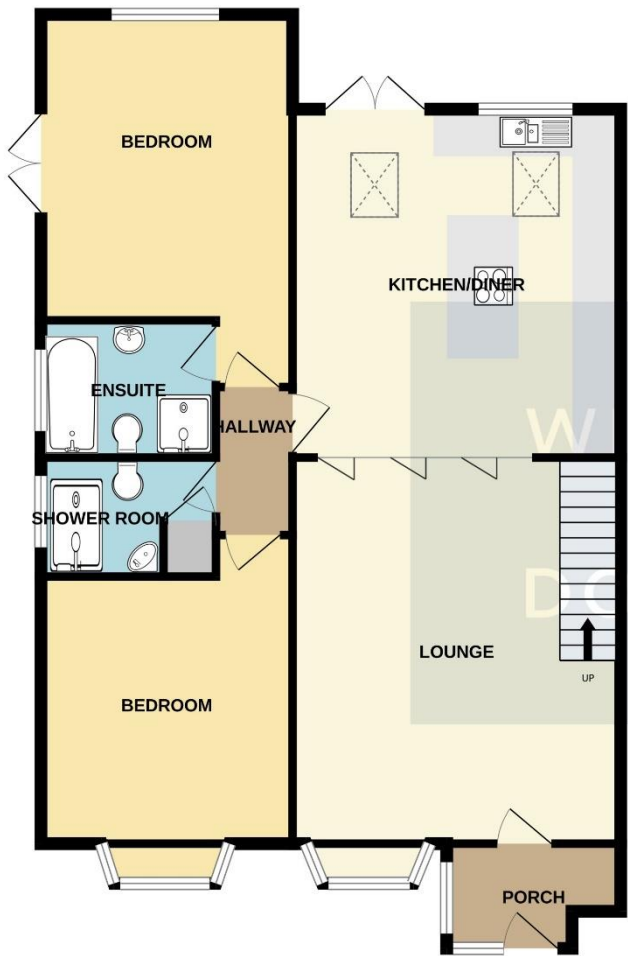
### OUTSIDE OF PROPERTY:

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

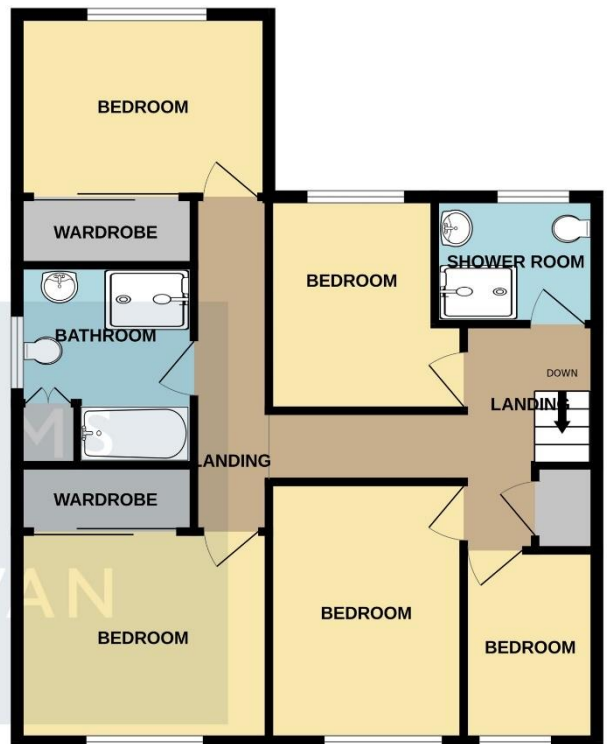
The **REAR GARDEN** is a wrap around garden measuring approx. 50' and commences with paved patio leading to artificial lawn. Decking area. Sleeper flower beds. Stone shingle areas. Shed to remain. Gated side access. Outside tap.



GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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