

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Avondale Road, South Benfleet, SS7 1EH



### Offers in Excess of £395,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this lovely two bedroom semi-detached bungalow in a highly sought after South Benfleet location, within easy reach of High Road shops, local schools and just over a mile from Benfleet station. This property benefits from having a spacious lounge and similarly sized kitchen/diner; two double bedrooms; 60' West backing rear garden; garage with off street parking for up to 5 vehicles and views to the front towards Boyce Hill golf course.  
EPC rating - D. Our ref: 15459

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Avondale Road, South Benfleet, SS7 1EH

Accommodation comprises:

Entrance via uPVC double glazed door to:

## SPACIOUS HALLWAY

Coved and skimmed ceiling. Loft access with drop ladder - we understand from the vendor that the loft is part boarded and has lighting. Radiator. Doors to:

## LOUNGE 19' 3" x 14' 10" reducing to 8' 6" (5.87m x 4.52m > 2.59m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Feature fireplace with electric fire insert. Two radiators.



## KITCHEN/DINER 19' 9" reducing to 15' 6" x 9' 10" (6.02m > 4.72m x 3m)

Coved and skimmed ceiling with spotlight insets. Double glazed window to side aspect. Double glazed French style doors overlooking and providing access to REAR GARDEN. Double glazed door to side aspect. Range of base and eye level units. Dresser unit with display cabinets. Wood effect working surfaces. Tiled splashbacks. Inset one and a half bowl sink drainer with mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge. Integrated washing machine. Built in storage cupboard. Cupboard housing Worcester Bosch gas boiler.



## BEDROOM ONE 14' x 12' 1" (4.27m x 3.68m)

Coved and skimmed ceiling. Double glazed window to front aspect with views towards Boyce Hill golf course. Radiator.



## BEDROOM TWO 10' x 8' 7" (3.05m x 2.62m)

Coved and skimmed ceiling. Double glazed window to front aspect with views towards Boyce Hill golf course. Radiator.



### BATHROOM 7' 1" x 5' 7" (2.16m x 1.7m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with electric shower and Victorian style mixer tap. Part tiled walls. Radiator. Airing cupboard housing hot water cylinder.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned area with pathway and steps to front door. Retaining wall to front boundary. Driveway to side providing off street parking for up to five vehicles and access to **GARAGE**.

The secluded **REAR GARDEN** measures approx. 70' and is West backing. Commencing with paved patio leading to extensive lawned area. Pathway to further paved patio. Two sheds to remain. Mature shrubs and trees.



**GARAGE 17' 10" x 9' (5.44m x 2.74m)** With electric up and over door. Power and lighting. Door to **REAR GARDEN**.



Ground Floor  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.