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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sadlers Villa, London Road, Benfleet, SS7 5TN



GUIDE PRICE £500,000 - £525,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely character five bedroom, two bathroom semi-detached house which is situated on a wide plot measuring approx. 55' with a fantastic rear garden measuring approx. 250'. The property benefits from having spacious living accommodation, including two reception areas and kitchen opening to conservatory; three first floor bedrooms, with a further two plus ensuite to second floor; ample off street parking and expansive rear garden with several outbuildings. EPC rating - TBC. Our ref: 15583

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Sadlers Villa, London Road, Benfleet, SS7 5TN

Accommodation comprises:

Entrance via obscure uPVC double glazed lead light door to:

RECEPTION HALL

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION with turned spindles balustrade. Under stairs cupboard. Dado rail. Radiator with decorative cover. Karndean flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with inset spotlights. Two piece suite comprising concealed cistern w/c and wall mounted wash hand basin with storage cupboard under. Tiled splashback. Display shelf.

LOUNGE 15' into bay x 14' 8" (4.57m x 4.47m)

Skimmed ceiling with ornate coving. UPVC double glazed lead light bay window to front aspect. Feature chimney breast with open fire to both sides. Solid wood flooring. Opening either side of the fireplace to:

DINING ROOM 13' 2" x 11' 10" (4.01m x 3.61m)

Skimmed ceiling with ornate decorative coving. Double glazed lead light double opening doors leading to CONSERVATORY. Radiator with decorative cover. Feature chimney breast with open fire to both sides. Solid wood flooring.



KITCHEN 13' 2" x 8' 10" (4.01m x 2.69m) Skimmed ceiling with spotlight insets. Range of modern base and eye level units with granite effect roll edged working surfaces. Inset stainless steel sink drainer. Space for range cooker with extractor hood over. Integrated dishwasher. Integrated fridge. Tile effect flooring. Opening to:

CONSERVATORY 20' 9" x 11' 4" reducing to 5' 10" (6.32m x 3.45m > 1.78m)

L-shaped brick built conservatory. UPVC double glazed windows to side and rear aspects. French style doors and further door leading to and overlooking REAR GARDEN. Three radiators.



FIRST FLOOR LANDING

Coved ceiling. Stairs to SECOND FLOOR ACCOMMODATION with turned spindles balustrade. Alarm keypad. Doors to:

BEDROOM ONE 15' x 13' (4.57m x 3.96m)

Coved ceiling. UPVC double glazed lead light bay window to front aspect. Radiator.



BEDROOM TWO 13' 1" x 12' (4.01m x 3.66m)

Coved ceiling. UPVC double glazed window to rear aspect with views across rear garden. Dado rail. Range of fitted wardrobes with matching dressing table area. Radiator.



BEDROOM THREE 8' x 8' (2.44m x 2.44m)

Coved ceiling. Double glazed lead light window to front aspect. Dado rail. Radiator.

BATHROOM 8' x 7' 8" (2.44m x 2.34m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and P-shaped panelled bath with shower attachment glass shower screen. Chrome heated towel rail. Tiled walls. Tile effect flooring.



SECOND FLOOR LANDING

Doors to:

BEDROOM FOUR 12' 5" reducing to 7' 3" x 12' (3.78m > 2.21m x 3.66)

UPVC double glazed window to rear aspect with views over the rear garden and beyond. Radiator. Large built in storage cupboard. Door to:

ENSUITE SHOWER ROOM 8' x 2' 5" (2.44m x 0.74m)

Obscure uPVC double glazed window to rear aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and shower cubicle with mixer shower. Part tiled walls. Tile effect flooring.

BEDROOM FIVE 17' 5" x 7' 3" (5.31m x 2.21m)

Restricted headroom. Velux window to front aspect. Radiator. Laminate flooring.

OUTSIDE OF PROPERTY:

The **FRONT** of the property measures approx. 55' in width and comprises an extensive block paved driveway providing off street parking for numerous vehicles. Gated side access. Vehicular access to rear provided by double gates (currently with shed behind).

The **REAR GARDEN** measures approx. 250' in depth and commences with split level paved patio area extending to side. The remainder is mostly laid to lawn with pathway to rear. Various outbuildings and sheds to remain and greenhouse to remain. Variety of mature flower and shrub beds with mature trees including fruit trees. Screen panel fencing.

OUTBUILDING ONE 16' 4" x 8' 8" (4.98m x 2.64m)

Brick built with pitched roof. Double glazed solid wood door providing access. Skimmed ceiling with inset spotlights. Loft access. UPVC double glazed windows to rear and side aspects. Expansive working surface to one wall. plumbing for washing machine. Space for various other under counter appliances. Cupboard housing wall mounted condensing combination boiler. Ceramic tiled floor. Door to:

W/C

Skimmed ceiling with inset spotlights. Low level w/c. Wall mounted hand wash basin with tiled splashbacks. Radiator. Ceramic tiled floor.

OUTBUILDING TWO

Brick built with flat roof. Further storage area accessed by double glazed door.



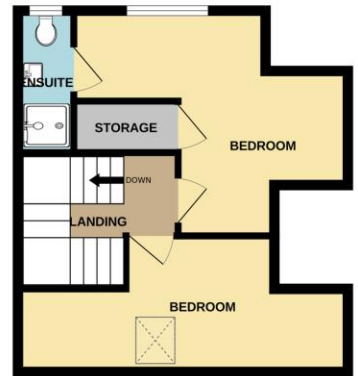
GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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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