

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brook Road, South Benfleet, SS7 5JA



GUIDE PRICE £375,000 - £400,000

Offered for sale with **NO ONWARD CHAIN** and situated in a desirable South Benfleet location, approx. 3/4 of a mile from Benfleet station and within short walking distance of High Road shops, schools and Richmond Park is this spacious two bedroom detached bungalow.

Offering huge scope and potential, subject to planning consents, the property currently benefits from having lounge measuring 20' 1"; conservatory measuring 20' 2", both bedrooms measuring 14' 9" and a fabulous 126' West backing rear garden, which backs directly onto South Benfleet and Canvey Bowling Club. EPC rating - TBC. Our ref: 15574

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Brook Road, South Benfleet, SS7 5JA

Accommodation comprises:

Entrance via double glazed sliding door to:

PORCH

Obscure double glazed window to front aspect. Double glazed door to:

HALLWAY

Skimmed ceiling. Loft hatch with ladder to LOFT ROOM (which is boarded, panelled and insulated and also houses the boiler). Radiator. Doors to:



BEDROOM ONE 14' 9" into bay x 11' 1" (4.5m x 3.38m)

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



BEDROOM TWO 14' 9" into bay x 11' 1" (4.5m x 3.38m)

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

LOUNGE/DINER 20' 1" x 12' (6.12m x 3.66m)

Windows and door to CONSERVATORY. Two radiators. Wall lighting. Door to:



KITCHEN 11' 10" x 5' 9" (3.61m x 1.75m)

Skimmed ceiling. Obscure double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker. Space for washing machine. Tiled walls. Radiator. Opening to:



UTILITY ROOM 5' 1" x 4' 9" (1.55m x 1.45m)

Obscure double glazed window to front aspect. Space for under counter fridge and freezer. Built in storage cupboard. Tiled walls. Door to:

BOOT ROOM 9' 1" x 4' 8" (2.77m x 1.42m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN.

CONSERVATORY 20' 2" x 8' 1" (6.15m x 2.46m)

Double glazed windows to side and rear aspects. Double glazed patio doors to REAR GARDEN. Radiator. Wall lighting. Tiled floor. Door to:



BATHROOM 7' 7" x 5' 10" (2.31m x 1.78m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with electric shower. Radiator. Tiled walls.



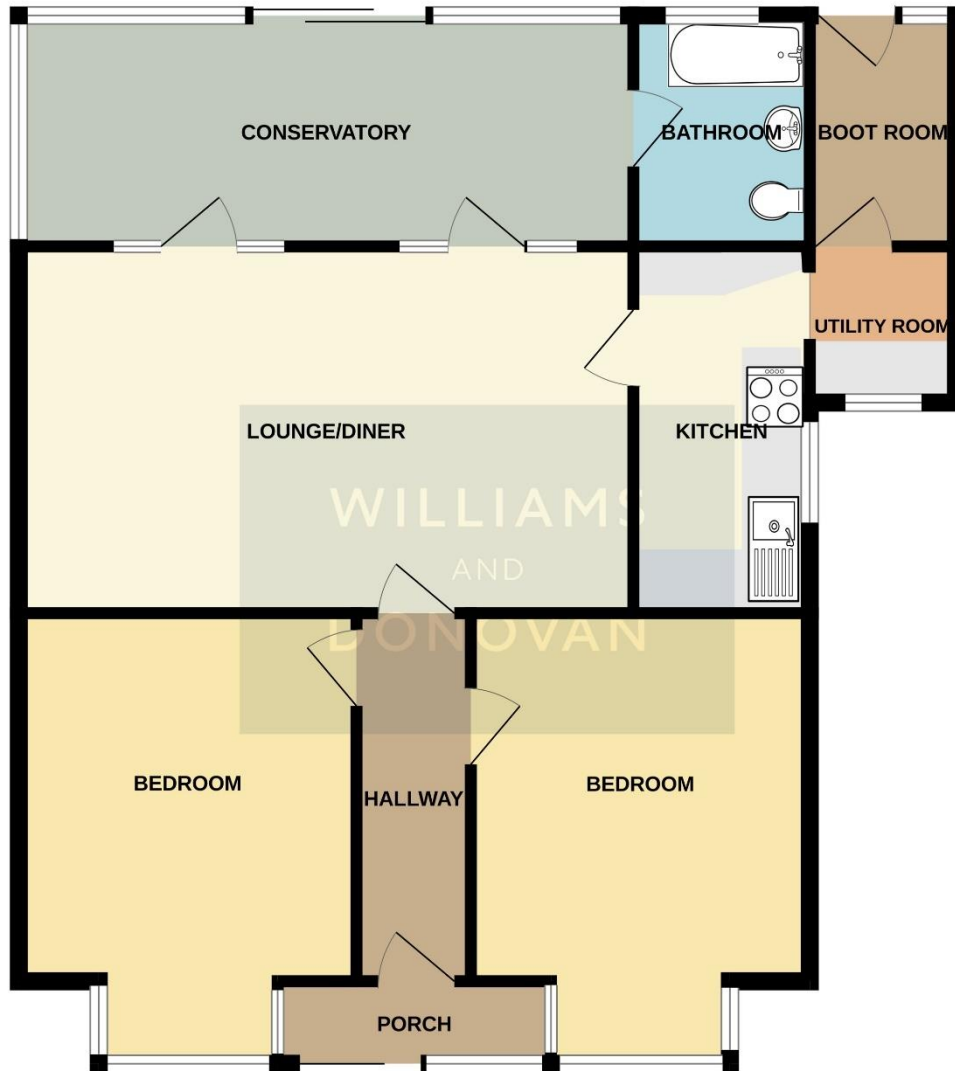
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a crazy paved courtyard with pathway to front door and part brick, part wrought iron fencing to front boundary. To the side is a crazy paved driveway to carport with parking for up to four vehicles.

The **REAR GARDEN** is West backing and measures approx. 126'. Commencing with paved patio leading to extensively laid lawn. Shrub and flower bed borders. Shed to remain. Gated side access.



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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