

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Avenue Road, South Benfleet, SS7 1HE



**GUIDE PRICE £550,000 - £575,000**

WILLIAMS and DONOVAN - situated in a desirable South Benfleet location just under a mile and a half from Benfleet station and within easy reach of High Road shops and amenities and local schools, is this four double bedroom detached house. This property benefits from having spacious accommodation including two reception rooms; utility room; ensuite to bedroom one; West backing rear garden; double garage and off street parking for numerous vehicles. EPC rating - D. Our ref: 15545

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

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# Avenue Road, South Benfleet, SS7 1HE

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

**RECEPTION HALL 17' 8" x 12' 2" reducing to 3' 8" (5.38m x 3.71m > 1.12m)**

Stairs to FIRST FLOOR ACCOMMODATION.  
Radiator. Doors to:



**LOUNGE 18' 9" x 12' (5.72m x 3.66m)**

UPVC double glazed lead light French style doors leading to REAR GARDEN. Feature fireplace with gas fire insert. Two radiators.

**KITCHEN 12' 6" x 12' 4" (3.81m x 3.76m)**

UPVC double glazed lead light window to rear aspect. UPVC double glazed lead light door to side providing access to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset electric hob with extractor hood over and electric oven under. Integrated dishwasher (currently not working). Door to:



**UTILITY ROOM 8' 6" x 7' (2.59m x 2.13m)**

UPVC double glazed lead light window to side aspect. Wall and base level units. Roll edged working surfaces. Tiled splashbacks. Inset one and a half bowl sink with matching mixer tap. Space for fridge/freezer. Space for washing machine.

**DINING ROOM 12' 10" x 8' 7" (3.91m x 2.62m)**

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

**GROUND FLOOR CLOAKROOM 8' 6" x 4' 5" (2.59m x 1.35m)**

Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and pedestal mounted wash hand basin. Radiator. Part tiled walls.

**FIRST FLOOR LANDING**

UPVC double glazed window to half stair. Loft access. Airing cupboard. Radiator. Doors to:

**BEDROOM ONE 16' x 13' (4.88m x 3.96m)**

UPVC double glazed lead light window to front aspect. Built in wardrobes. Built in storage cupboard. Radiator. Door to:



**ENSUITE 7' 8" x 4' 2" (2.34m x 1.27m)**

Obscure uPVC double glazed lead light window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle. Radiator. Tiled walls.

**BEDROOM TWO 14' 5" x 13' (4.39m x 3.96m)**

UPVC double glazed lead light window to rear aspect. Radiator.



**BEDROOM THREE 12' 2" x 11' 3" (3.71m x 3.43m)**

UPVC double glazed lead light window to rear aspect. Radiator.



**BEDROOM FOUR 11' 2" x 10' 8" (3.4m x 3.25m)**

UPVC double glazed lead light window to front aspect. Radiator.

**FAMILY BATHROOM 7' 7" x 7' 5" approx. (2.31m x 2.26m)**

Obscure uPVC double glazed lead light window to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted wash hand basin, bidet and panelled bath with shower mixer tap. Tiled walls. Chrome heated ladder style towel rail.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a large block paved driveway providing access to **DOUBLE GARAGE** and off street parking for numerous vehicles. The remainder is laid to lawn. Gated side access.

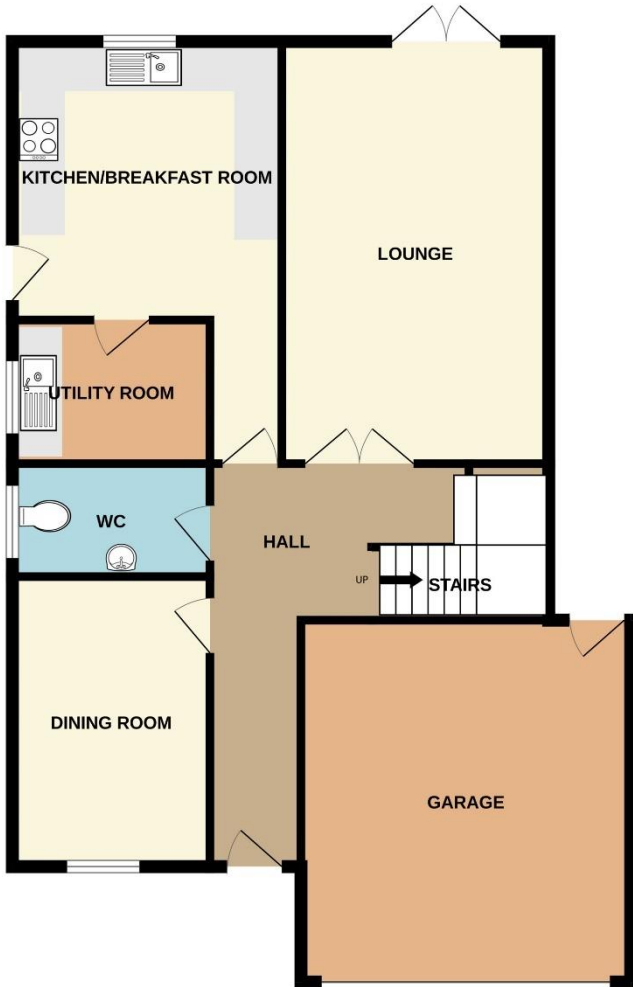
The **REAR GARDEN** is West backing and approx. 36' square. Commencing with paved patio leading to lawn. Established flower beds and shrubs. Fencing to all boundaries.



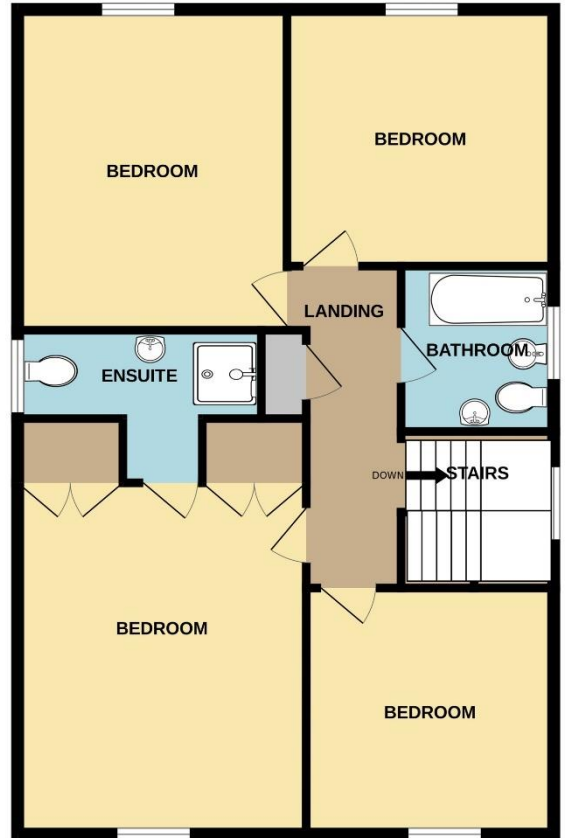
**DOUBLE GARAGE 16' 2" x 14' 8" (4.93m x 4.47m)**

With up and over door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.6 sq.m.) approx.  
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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.