

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Church Road, Benfleet, SS7 4EU



**GUIDE PRICE £390,000 - £395,000**

WILLIAMS and DONOVAN being offered for sale with NO ONWARD CHAIN is this two bedroom double fronted detached bungalow, situated within close proximity of local shops and easy reach of local schools. The property benefits from having a 15' 2" lounge; conservatory; 100' West backing rear garden; detached garage and off street parking for 3/4 vehicles. EPC rating - F. Our ref: 15310

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

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# Church Road, Benfleet, SS7 4EU

Accommodation comprises:

Entrance via obscure uPVC double glazed lead light door to:

## PORCH

Obscure uPVC double glazed window to side. Obscure glazed wooden door to:

## HALLWAY

Loft access hatch. Storage heater. Doors to:

## LOUNGE 15' 2" x 12' (4.62m x 3.66m)

Two feature obscure stained glass lead light windows to side aspect. UPVC French style doors with sidelights, leading to CONSERVATORY. Feature fireplace.



## KITCHEN 11' 5" x 9' 6" (3.48m x 2.9m)

Dual aspect uPVC double glazed windows to side and rear aspects. UPVC double glazed door providing access to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink. Inset 4 ring gas hob with extractor hood over. Tiled splashbacks. Built in twin electric oven. Space for washing machine. Space for fridge/freezer.



## CONSERVATORY 11' 5" x 10' 1" (3.48m x 3.07m)

UPVC double glazed conservatory. French style doors to side, with blinds to remain, providing access to REAR GARDEN. Laminate wood effect flooring.



## BEDROOM ONE 12' 1" into bay x 10' (3.68m x 3.05m)

UPVC double glazed bay window to front aspect. Range of built in wardrobes. Storage heater.



## BEDROOM TWO 12' into bay x 12' (3.66m x 3.66m)

UPVC double glazed bay window to front aspect. Storage heater.





### **SHOWER ROOM 7' 5" x 5' 3" (2.26m x 1.6m)**

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising pedestal mounted wash hand basin and shower cubicle. Built in airing cupboard with electric heater. Tiled walls.



### **SEPARATE CLOAKROOM**

Obscure uPVC double glazed window to side aspect. Close coupled w/c. Part tiled walls.

### **OUTSIDE OF PROPERTY:**

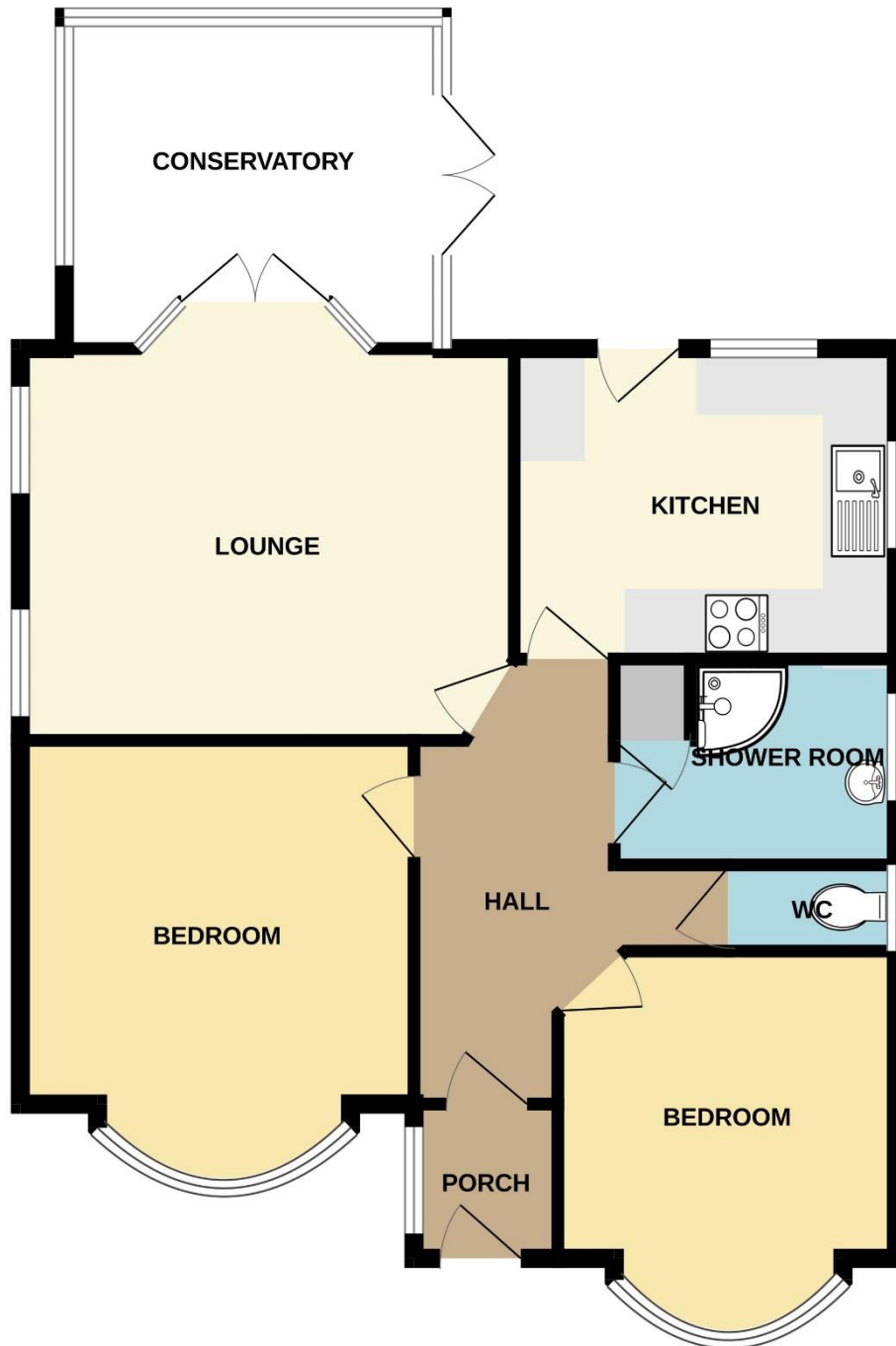
To the **FRONT** of the property is a driveway providing off street parking for numerous vehicles with double opening side gates leading to further off street parking, **GARAGE** and **REAR GARDEN**. Brick retaining wall to front boundary. Mature conifers.

The **REAR GARDEN** is West backing and measures approx. 100'. Commencing with paved patio leading to lawn. Paved pathway to allotment at rear. Fencing to all boundaries.

**DETACHED GARAGE** with roller shutter door. Two uPVC double glazed windows to side. Double glazed door to **REAR GARDEN**.



GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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.