

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Rushbottom Lane, Benfleet, SS7 4BU



### Offers in Excess of £550,000

WILLIAMS and DONOVAN - this versatile five bedroom detached chalet sits on a prominent corner plot with a 70' frontage, within short walking distance of local schools, Tarpots shopping facilities and major routes and benefits from having a spacious lounge measuring 24' 2"; study; three ground floor bedrooms; ground floor bathroom; double garage and is offered with NO ONWARD CHAIN.

Council Tax Band – D. EPC rating - E. Our ref: 15376

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Rushbottom Lane, Benfleet, SS7 4BU

Accommodation comprises:

Entrance via obscure leadlight door to:

## RECEPTION HALL

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Two radiators. Two built in storage cupboards. Air conditioning unit. Laminate wood effect flooring. Doors to:

## LOUNGE 24' 2" x 12' 1" (7.37m x 3.68m)

Skimmed ceiling with spotlight insets. UPVC double glazed bay window to front aspect with blind to remain. UPVC double glazed French style doors to CONSERVATORY, with blind to remain. Radiator. Space for wall mounted TV. Feature fireplace with wood burner to remain. Wall mounted air conditioning unit. Laminate wood effect flooring.

## KITCHEN 15' x 12' 5" approx. (4.57m x 3.78m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect with blind to remain. Two Velux windows with blinds to remain. Obscure uPVC double glazed door to side aspect. Further uPVC double glazed window to side aspect with blind to remain. Range of base, eye level and floor to ceiling units. Roll edged working surfaces. Matching upstands. Inset stainless steel sink drainer with brushed steel mixer tap. Central island with stainless steel working surface and inset 5 ring gas hob. Breakfast bar seating area with storage cupboards underneath. Integrated wine fridge. Built in twin electric oven. Integrated microwave. Integrated dishwasher. Integrated fridge. Space for American style fridge/freezer. Designer wall radiator. Laminate wood effect flooring.



## CONSERVATORY 9' x 7' 9" (2.74m x 2.36m)

UPVC double glazed conservatory. Door to REAR GARDEN. Blinds to remain.

## STUDY 12' x 9' 2" (3.66m x 2.79m)

Skimmed ceiling. UPVC double glazed window to rear aspect with blind to remain. Range of built in wardrobes. Radiator. Laminate wood effect flooring. (Currently being used as a dressing room).



## GROUND FLOOR BEDROOM ONE 15' x 11' 7" (4.57m x 3.53m)

Skimmed, vaulted ceiling with spotlight insets. UPVC double glazed window to front aspect with blind to remain. UPVC double glazed French style doors to rear aspect with blinds to remain. Radiator.



## GROUND FLOOR BEDROOM TWO 12' 7" x 12' approx. (3.84m x 3.66m)

Skimmed ceiling. UPVC double glazed window to front aspect with blind to remain. Built in sliding door wardrobes. Radiator.





**GROUND FLOOR BEDROOM THREE 11' 1" x 10' 7" (3.38m x 3.23m)**

Skimmed ceiling. UPVC double glazed window to front aspect with blind to remain. Built in wardrobes. Radiator. Engineered wooden floor.

**FAMILY BATHROOM 10' 6" x 8' 10" (3.2m x 2.69m)**

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled dual flush w/c; designer wash hand basin with chrome mixer tap; free standing bath with chrome mixer tap and wall mounted jet body spray, and double walk in shower cubicle with overhead rainmaker shower head, detachable jet body spray and wall mounted body jets. Designer wall radiator. Laminate wood effect flooring.



**GROUND FLOOR CLOAKROOM**

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted wash hand basin. Part tiled walls. Laminate wood effect flooring.

**FIRST FLOOR LANDING 11' 9" x 10' 9" max (3.58m x 3.28m)**

Skimmed ceiling. Spotlight insets. UPVC double glazed window to front aspect with blind to remain. Currently used as study area. Doors to:

**BEDROOM FOUR 17' 4" into bay x 11' 9" (5.28m x 3.58m)**

Skimmed ceiling with spotlight insets. UPVC double glazed windows to front and rear aspects with blinds to remain. Dressing room area.

**BEDROOM FIVE 14' x 9' 8" (4.27m x 2.95m)**

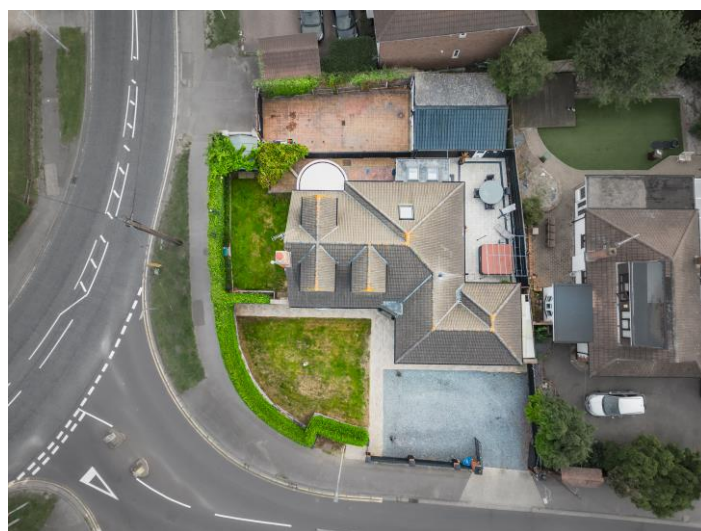
Double glazed Velux window to rear aspect with blinds to remain. Two eaves storage cupboards. Walk in storage cupboard.

**OUTSIDE OF PROPERTY:**

Benefitting from a 70' frontage, an independent driveway is accessible via double opening, fob operated wrought iron gates. Retaining brick wall. Decorative iron work. Large granite chip parking area leading to lawn area. Block

paved pathway to front and side. Gated side access to both flanks. Raised sleeper flower bed with established evergreen hedge.

The **REAR GARDEN** is split into different areas. The courtyard **GARDEN** to side measures approx. 32' x 14' and houses the hot tub, which is to remain. Pathway to rear. Further garden measures 36' x 18' and is an enclosed walled garden with raised sleeper flower beds with established flowers and shrubs. Shed to remain. Block paved pathway to rear providing access to:



**DRIVEWAY**, measuring 38' x 18'. Double opening, fob operated gates to drive. Access to **DOUBLE GARAGE**. Further shed to remain. Gates to **REAR GARDEN**.

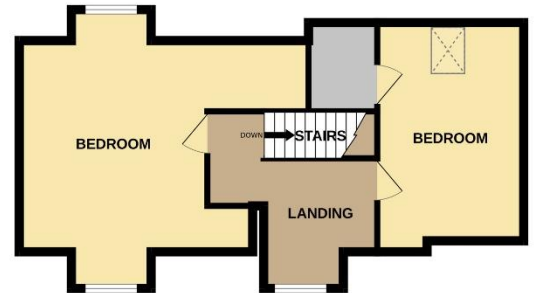
**DOUBLE GARAGE 22' 6" x 17' 5" (6.86m x 5.31m)**

With two single up and over garage doors. Window to rear. Door to **REAR GARDEN**. Power and lighting.

GROUND FLOOR  
1483 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.6 sq.m.) approx.  
Made with Metropix ©2023

**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.