

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Willows, Benfleet, SS7 5RS



GUIDE PRICE £575,000 - £600,000

WILLIAMS and DONOVAN are pleased to offer for sale this beautiful four bedroom executive style detached house, situated in a quiet cul-de-sac south of the London Road, within easy reach of local schools and Tarpots shopping facilities. Offering spacious living accommodation, including lounge measuring 21' 2"; kitchen/diner measuring 21' 2"; conservatory; four good sized bedrooms with ensuite to bedroom one; wide plot measuring approx. 60'; double garage and off street parking for numerous vehicles.
EPC rating - D. Our ref: 15568

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The Willows, Benfleet, SS7 5RS

Accommodation comprises:

Entrance via feature solid wood door to:

RECEPTION HALL

Double glazed windows to side aspects. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Alarm system. Radiator. Laminate flooring. Doors to:



GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin. Laminate flooring.

LOUNGE 21' 2" x 12' 7" (6.45m x 3.84m)

Skimmed ceiling. Double glazed windows with fitted shutters, to front aspect. Two sets of double glazed patio doors leading to and overlooking REAR GARDEN. Feature sandstone fireplace. Wall lighting. Two radiators. Laminate flooring.



KITCHEN/DINER 21' 2" x 16' reducing to 11' 5" (6.45m x 4.88m > 4.88m)

Skimmed ceiling. Double glazed windows with fitted shutters, to front aspect. Double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl stainless steel drainer. Inset 4 ring gas hob with extractor fan above and

electric oven under. Space for washing machine, dishwasher, fridge/freezer and tumble dryer. Tiled splashbacks. Two radiators. Laminate flooring. Double glazed patio doors to:



CONSERVATORY 16' x 14' 6" (4.88m x 4.42m)

Double glazed windows to all sides. Double glazed French doors to REAR GARDEN. Further double glazed door to side aspect. Laminate flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window with fitted shutters, to front aspect. Airing cupboard housing hot water cylinder. Loft access. Radiator. Doors to:

BEDROOM ONE 12' 7" x 12' (3.84m x 3.66m)

Skimmed ceiling. Double glazed windows with fitted shutters, to front aspect. Radiator. Door to:



ENSUITE 8' 8" x 4' 10" (2.64m x 1.47m)

Skimmed ceiling. Double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle with mixer shower. Extractor fan. Radiator. Tiled walls. Laminate flooring.

BEDROOM TWO 11' 5" x 11' 3" (3.48m x 3.43m)

Skimmed ceiling. Double glazed windows with fitted shutters, to front aspect. Radiator.



BEDROOM THREE 11' 3" x 8' 9" (3.43m x 2.67m)

Skimmed ceiling. Double glazed windows to rear aspect. Radiator.

BEDROOM FOUR 9' 5" x 6' 9" (2.87m x 2.06m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.

BATHROOM 8' 7" x 6' 2" (2.62m x 1.88m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Extractor fan. Heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

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

The **REAR GARDEN** measures approx. 60' x 60' and commences with extensive decking area to side and rear, which leads to artificial lawn. Shrub borders. Exterior lighting.



DOUBLE GARAGE 17' 10" x 15' 4" (5.44m x 4.67m)

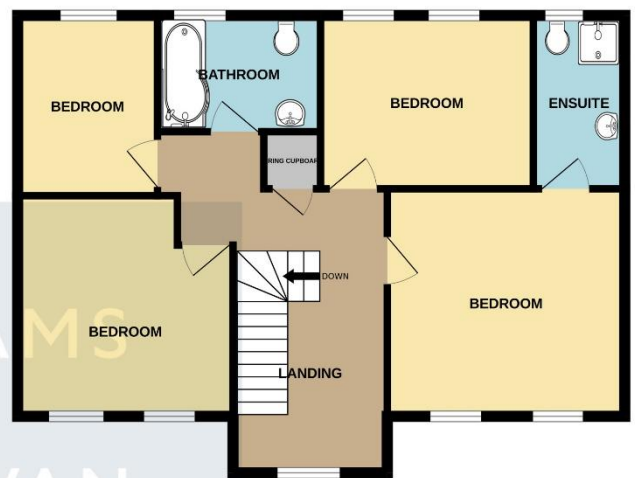
With electric up and over door. Power and lighting. Door to **REAR GARDEN**.



GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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