

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grove Road, South Benfleet, SS7 1JJ



GUIDE PRICE £475,000 - £500,000

We are delighted to offer for sale with NO ONWARD CHAIN this immaculately presented three bedroom detached house situated in a highly sought after South Benfleet cul-de-sac location, backing onto Boyce Hill Golf Club and within walking distance of Benfleet station and High Road shopping facilities. Formerly a four bedroom house, the property has been well maintained by the current owners and benefits from a spacious lounge; separate dining room; ground floor cloakroom; three good sized bedrooms with ensuite to bedroom one; low maintenance rear garden measuring approx. 53'; garage and off street parking for three vehicles. Council Tax Band - E. EPC rating - C. Our ref: 15639

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Grove Road, South Benfleet, SS7 1JJ

Accommodation comprises:

Entrance via composite door to:

RECEPTION HALL

Obscure double glazed window to side aspect. Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Wall lighting. Space and plumbing for washing machine. Radiator. Part tiled walls. Tiled floor.

LOUNGE 15' x 12' 1" (4.57m x 3.68m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace with electric fire. Wall lighting. Radiator.



KITCHEN 14' 1" x 7' 9" (4.29m x 2.36m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset ceramic one and a half sink bowl drainer. Inset 4 ring gas hob

with extractor hood above. Built in double electric oven. Integrated fridge/freezer. Integrated dishwasher. Tiled splashbacks. Downlighting. Radiator. Tiled floor. Door to:

DINING ROOM 14' 1" x 8' 8" (4.29m x 2.64m)

Skimmed ceiling. Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to side aspect. Doors to:

BEDROOM ONE 15' 1" plus wardrobes x 11' 10" (4.6m x 3.61m)

Skimmed ceiling. Double glazed windows to front aspect. Fitted wardrobes. Radiator. Door to:



ENSUITE 5' 6" x 5' 1" (1.68m x 1.55m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Extractor fan.

BEDROOM TWO 9' x 8' 2" (2.74m x 2.49m)

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



BEDROOM THREE 11' x 7' 7" (3.35m x 2.31m)

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

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Radiator. Extractor fan. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles. Brick built flower bed.

The **REAR GARDEN** measures approx. 53' and backs directly onto Boyce Hill Golf Club. Commencing with paved patio leading to lawn. Flower and shrub bed borders. Steps up to paved seating area with brick built flower beds. Outside lighting. Gated side access.



GARAGE With up and over door.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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.
Made with Metropix ©2024

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.