

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, South Benfleet, SS7 5PJ



£400,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this lovely two bedroom detached bungalow situated within easy reach of local schools, High Road shops and amenities and on bus route to station. The property benefits from having kitchen/family room measuring 17' 8"; utility ; lounge measuring 16' 1"; conservatory; two double bedrooms, one with ensuite; rear garden measuring 36' and detached garage with off street parking. EPC rating - D. Our ref: 15164

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

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



Kents Hill Road, South Benfleet, SS7 5PJ

Accommodation comprises:

Entrance via uPVC double glazed leadlight front door to:

RECEPTION HALL

Skimmed ceiling. Obscure sidelights to front. Loft access. Two built in storage cupboards. Radiator. Laminate wood effect flooring. Doors to:

KITCHEN/FAMILY ROOM 17' 8" x 11' 1" (5.38m x 3.38m)

Skimmed ceiling. Spotlight insets. Dual aspect uPVC double glazed windows to rear and side aspects. UPVC double glazed door to rear garden. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset one and a half bowl sink drainer with chrome mixer tap. Inset electric hob with extractor hood over and electric oven under. Integrated fridge. Integrated dishwasher. Radiator. Laminate wood effect flooring.



UTILITY ROOM 8' 10" x 6' 1" (2.69m x 1.85m)

UPVC double glazed window to front aspect. Wall and base level units. Roll edged working surfaces. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer under counter. Radiator. Tiled floor.

LOUNGE 16' 1" x 12' (4.9m x 3.66m)

French style leadlight doors, with sidelights, providing access to CONSERVATORY. Feature fireplace with electric fire insert. Radiator. Laminate wood effect flooring.

CONSERVATORY 11' 3" x 11' (3.43m x 3.35m)

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



BEDROOM ONE 13' 10" x 12' (4.22m x 3.66m)

UPVC double glazed window, with blind to remain, to front aspect. Fitted wardrobes. Radiator. Laminate wood effect flooring. Door to:



ENSUITE SHOWER ROOM 9' x 4' 10" (2.74m x 1.47m)

Obscure uPVC double glazed window to front aspect. Three piece white suite comprising enclosed w/c, vanity mounted wash hand basin and shower cubicle. Radiator. Tiled walls. Tiled floor.



BEDROOM TWO 10' 1" x 8' 1" (3.07m x 2.46m)

UPVC double glazed window, with blind to remain, to side aspect. Radiator.



BATHROOM 7' 8" x 5' 10" (2.34m x 1.78m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with chrome shower mixer tap. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, paved driveway providing off street parking for numerous vehicles and access to **DETACHED GARAGE**. Retaining brick wall to front and side boundaries. Gated side access. Various flower beds with a mix of mature trees and shrubs.

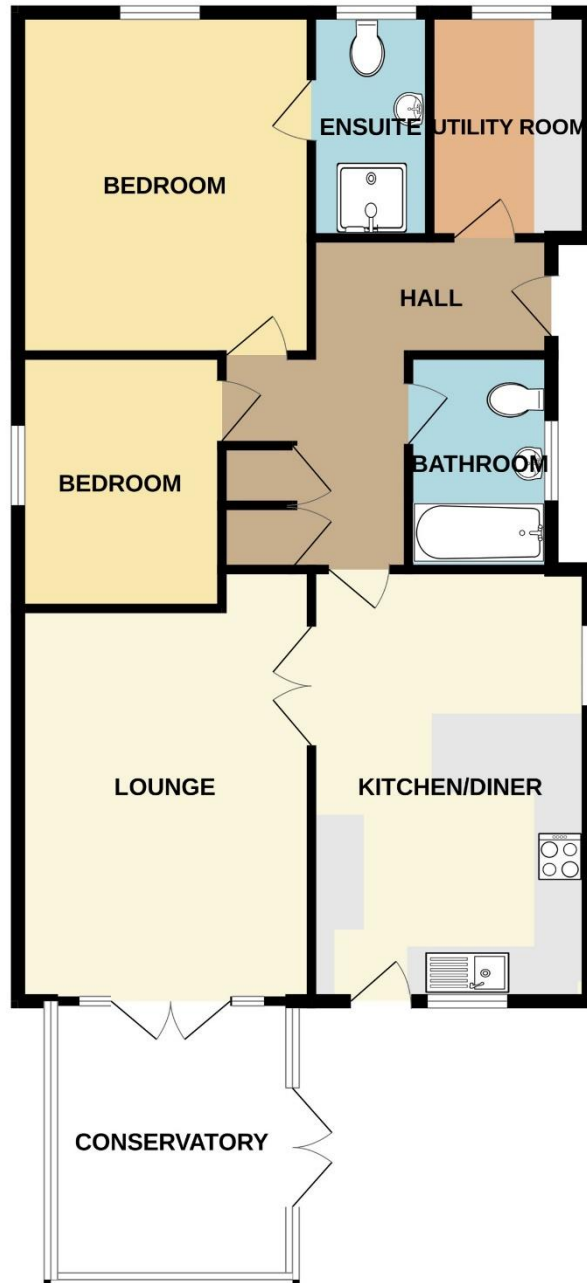
The low maintenance **REAR GARDEN** is 36' in width and is paved, with raised brick flower beds. Decking area to the rear. Access door to **GARAGE**. Fencing to all boundaries.



DETACHED GARAGE 16' 7" x 8' 5" (5.05m x 2.57m)

With double opening doors. Door and window to rear providing access to **REAR GARDEN**. Power and lighting.

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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.