

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Church Road, Benfleet, SS7 4EP



**GUIDE PRICE £300,000 - £325,000**

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this two bedroom semi-detached chalet which is conveniently located, being within easy reach of local schools and shops. The property benefits from having lounge measuring 13' 6"; conservatory; ground floor shower room; two double bedrooms; South East backing rear garden measuring approx. 45' and a detached garage. EPC rating - E. Our ref: 15296

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

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# Church Road, Benfleet, Essex, SS7 4EP

Accommodation comprises:

Entrance via obscure glazed leadlight composite door to:

## HALLWAY

Obscure window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Laminate wood effect floor. Doors to:

**LOUNGE 13' 6" into bay x 13' 5" (4.11m x 4.09m)**  
UPVC double glazed bay window to front aspect with plantation shutters. Feature fireplace with gas fire insert. Radiator.



## KITCHEN 11' x 7' 6" (3.35m x 2.29m)

Window to rear aspect. Obscure door to CONSERVATORY. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset stainless steel sink drainer with chrome mixer tap. Space for electric cooker with extractor hood over. Space for fridge/freezer. Radiator.



## CONSERVATORY 12' 4" x 6' 3" (3.76m x 1.91m)

UPVC double glazed conservatory. Door to REAR GARDEN. Space and plumbing for washing machine.



## GROUND FLOOR SHOWER ROOM 7' 4" x 4' 3" (2.24m x 1.3m)

Obscure uPVC double glazed window to rear aspect with blind to remain. Three piece suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and double walk in shower cubicle with wall mounted electric shower. Part tiled walls. Radiator. Laminate wood effect floor.



## FIRST FLOOR LANDING

UPVC double glazed window to rear aspect with fitted blind. Doors to:

### **BEDROOM ONE 16' 3" x 9' 4" approx. (4.95m x 2.84m)**

Skimmed ceiling. UPVC double glazed window to front aspect with plantation shutters. Built in mirror fronted wardrobe. Radiator.



### **BEDROOM TWO 13' 4" reducing to 9' 7" > 8' 1" (4.06m x 2.92m x 2.46m)**

UPVC double glazed window to front aspect with plantation shutters. Loft access. Radiator.



### **OUTSIDE OF PROPERTY:**

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

The **REAR GARDEN** is South East backing and measures approx. 45'. Commences with paved patio leading to lawn area. Pathway to rear. Shingle flower bed at rear. Fencing to all boundaries.



### **GARAGE 16' x 8' 1" (4.88m x 2.46m)**

With up and over door. Door and window to side aspect leading to REAR GARDEN.

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.