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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 1DS



GUIDE PRICE £400,000 - £425,000

WILLIAMS and DONOVAN are pleased to bring to the market this lovely, well presented three/four bedroom semi-detached chalet, which benefits from having a spacious lounge measuring 19'; kitchen/diner measuring 18' 4"; ground floor bedroom/further reception; generous 80' rear garden with outbuilding suitable as home office and off street parking for numerous vehicles. This property is situated in a desirable South Benfleet location within easy reach of local schools; High Road amenities and just over a mile from Benfleet station. EPC rating - D. Our ref: 15553

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

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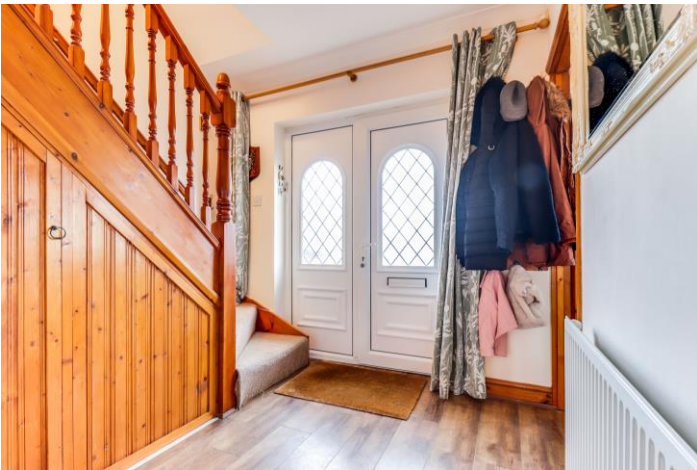
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Accommodation comprises:

Entrance via uPVC double glazed entrance door to:

RECEPTION HALL

Skimmed ceiling. UPVC double glazed window to front aspect. Stairs leading to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Laminate flooring. Doors to:



LOUNGE 19' x 13' 8" (5.79m x 4.17m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Wall lighting. Fireplace with dual fuel burner. Two radiators. Laminate flooring. Double opening doors to:



KITCHEN/DINER 18' 4" x 11' 3" (5.59m x 3.43m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed French doors leading to and overlooking REAR GARDEN. Range of base, drawer and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with oven under and extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Laminate flooring.



GROUND FLOOR BEDROOM ONE/FURTHER RECEPTION ROOM 10' 10" plus wardrobes x 10' (3.3m x 3.05m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Range of fitted wardrobes. Radiator. Laminate flooring.



GROUND FLOOR SHOWER ROOM

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Modern three piece suite comprising low level w/c, vanity mounted wash hand basin and large shower cubicle with mixer shower. Extractor fan. Radiator. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Doors to:

BEDROOM TWO 13' 7" x 8' 5" (4.14m x 2.57m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 9' x 8' (2.74m x 2.44m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Storage cupboard.

BEDROOM FOUR/STUDY/PLAYROOM 15' 5" x 5' 5" (4.7m x 1.65m)

Velux window. Radiator. Eaves storage.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles.

The **REAR GARDEN** measures approx. 80' and commences with paved patio with steps up to laid area with shrub borders. Decking area to centre of garden. Two sheds. Gated side access.

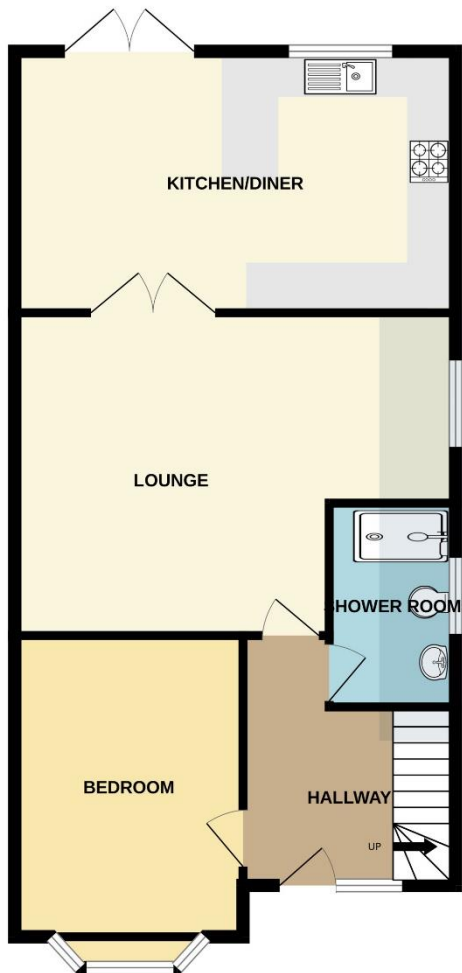


GARDEN ROOM/OFFICE 15' 2" x 7' (4.62m x 2.13m)

Skimmed ceiling with spotlight insets. Power and lighting. Window to side aspect. Door to side. Tile effect flooring. Ideal for use as home office or studio.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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