

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Overton Road, Benfleet, SS7 4HQ



£375,000

WILLIAMS and DONOVAN are pleased to bring to the market lovely this three/four bedroom semi-detached house situated in a popular Benfleet residential location, close to local schools, park and other amenities. This well presented property benefits from having a kitchen/diner measuring 20' 3"; lounge measuring 15'; ground floor bedroom/playroom/office; off street parking for three vehicles and a rear garden measuring approx. 36'. EPC rating - C. Our ref: 15677

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Overton Road, Benfleet, SS7 4HQ

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Double glazed windows to front and side aspects. Door to:

LOUNGE 15' x 12' (4.57m x 3.66m)

Skimmed ceiling. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace with log burner to remain. Radiator. Laminate flooring. Opening to:



KITCHEN/DINER 20' 3" x 8' 10" (6.17m x 2.69m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed patio doors to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Integrated dishwasher. Integrated fridge/freezer. Radiator. Door to understairs storage cupboard with space and plumbing for washing machine.



GROUND FLOOR BEDROOM/PLAYROOM/OFFICE 16' 1" x 7' 7" (4.9m x 2.31m)

Skimmed ceiling. Double glazed window to front aspect.

FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to side aspect. Radiator. Doors to:

BEDROOM ONE 12' x 11' (3.66m x 3.35m)

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



BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m)

Skimmed ceiling. Double glazed window to rear aspect. Built in storage cupboard. Radiator.



BEDROOM THREE 9' x 8' 9" (2.74m x 2.67m)

Double glazed window to front aspect. Radiator.



BATHROOM 8' 2" x 6' (2.49m x 1.83m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



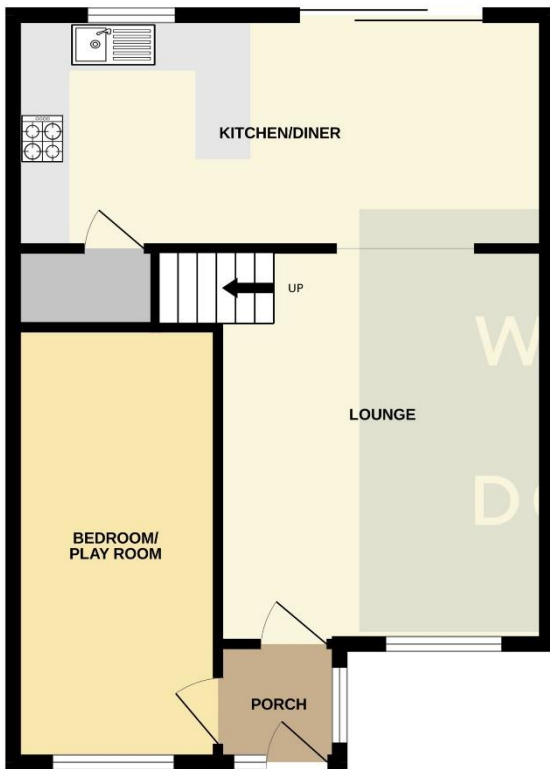
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three vehicles. Gated side access.

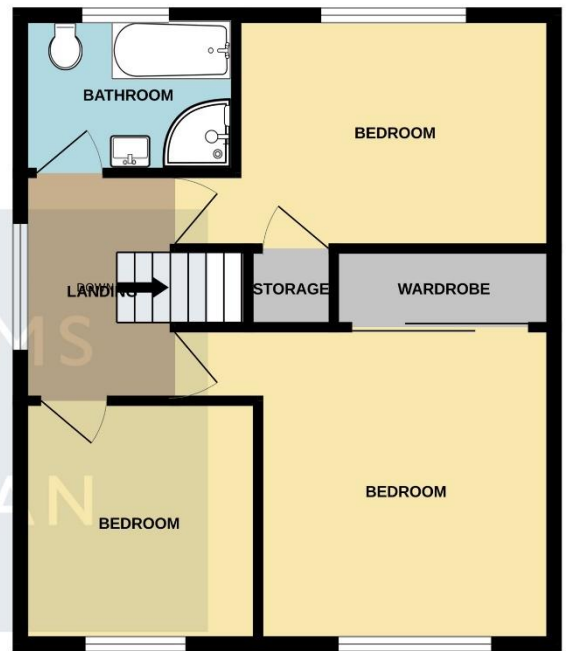
The **REAR GARDEN** measures approx. 36' and commences with paved patio and decking area leading to lawn. Shrub borders. Wooden gazebo. Shed to remain.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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