

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Halt Drive, Linford, Stanford-le-Hope, SS17 0RA



£375,000

WILLIAMS and DONOVAN - conveniently situated for East Tilbury primary school and railway station for direct access to London Fenchurch Street via the C2C line, is this three bedroom semi-detached house. This well presented property benefits from having a modern, fitted kitchen; ground floor cloakroom; three good sized bedrooms; garage and low maintenance rear garden. EPC rating - D. Our ref: 15669

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

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



Halt Drive, Linford, Stanford-le-Hope, SS17 0RA

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH 6' 3" x 5' 3" approx. (1.91m x 1.6m)

Skimmed ceiling. UPVC double glazed windows to front and side aspects. Feature stained glass window. Obscure glazed door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:

LOUNGE 17' 10" reducing to 11' 4" x 13' 6" (5.44m > 3.45m x 4.11m)

Coved and skimmed ceiling. UPVC double glazed window, with fitted blinds, to rear aspect. French style doors, with blinds to remain, leading to and overlooking REAR GARDEN. Radiator. Engineered oak flooring.



KITCHEN 11' 9" x 11' 6" reducing to 8' 4" (3.58m x 3.51m > 2.54m)

Coved and skimmed ceiling. UPVC double glazed window, with blinds to remain, to front aspect. Range of base and eye level units with roll edged working surfaces and matching upstands. Inset white ceramic sink with free standing chrome mixer tap. Rangemaster cooker to remain with Rangemaster extractor hood over. Whirlpool American style fridge/freezer to remain. Space for dishwasher. Space for washing machine. Integrated wine rack. Wall mounted Vaillant combi gas boiler. Tiled floor.



GROUND FLOOR CLOAKROOM 6' 2" x 2' 6" (1.88m x 0.76m)

Skimmed ceiling. Obscure uPVC double glazed window to front aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Part tiled walls. Radiator. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch (we understand from the vendor, that the loft is part boarded). Obscure window, with blind to remain, to side aspect. Doors to:

BEDROOM ONE 12' x 11' 5" (3.66m x 3.48m)

Coved and skimmed ceiling. UPVC double glazed window, with blinds to remain, to front aspect. Radiator. Laminate wood effect flooring.

BEDROOM TWO 13' 6" x 11' 5" reducing to 7' 7" (4.11m x 3.48m > 2.31m)

Coved and skimmed ceiling. UPVC double glazed window, with blinds to remain, to rear aspect. Radiator. Laminate wood effect flooring.

BEDROOM THREE 10' x 8' 6" (3.05m x 2.59m)

Coved and skimmed ceiling. UPVC double glazed window, with blinds to remain, to rear aspect. Radiator. Laminate wood effect flooring.



BATHROOM 6' 3" x 5' 5" (1.91m x 1.65m)

Skimmed ceiling. Obscure uPVC double glazed window, with blinds to remain, to front aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and bath with shower over. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved garden providing off street parking. Shingle shrub bed border. Shared driveway to side providing access to **GARAGE** at

rear. Gated side access.

The **REAR GARDEN** measures approx. 38' and commences with paved patio leading to lawn. Flower bed border with various shrubs. Shed at

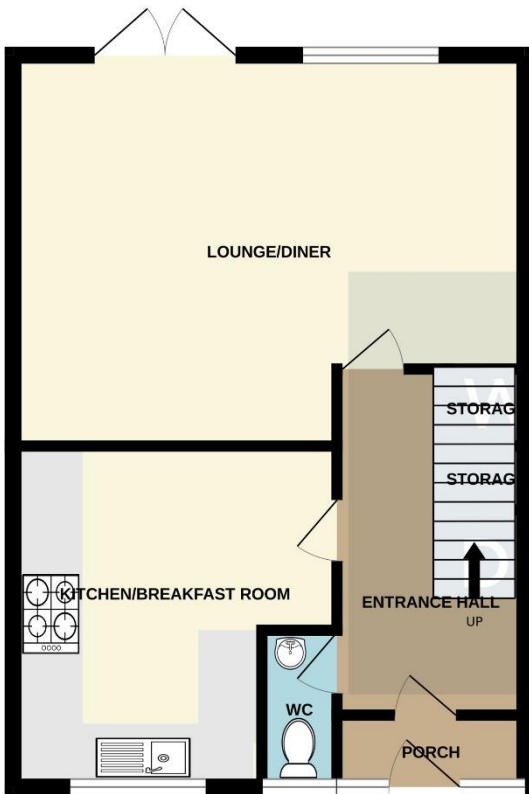
rear on hard standing to remain. Path to rear. Fencing to all boundaries.



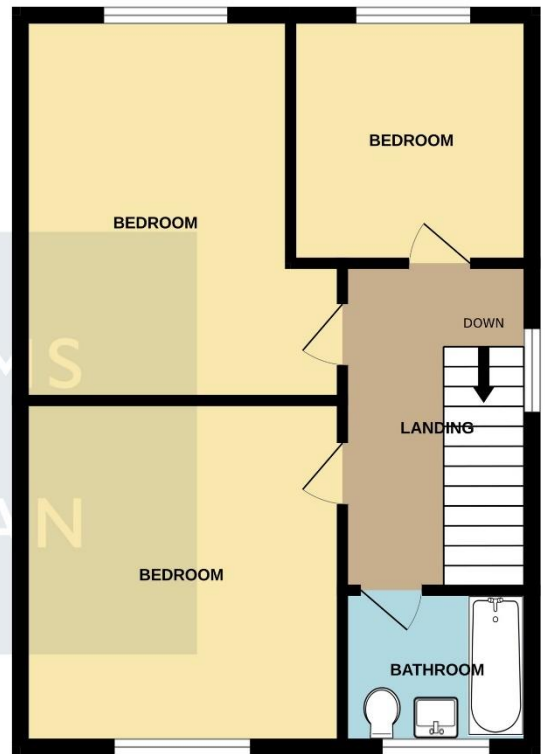
GARAGE 18' x 7' 9" (5.49m x 2.36m)

With up and over door. Door to **REAR GARDEN** at side.

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



HALT DRIVE

TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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