

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Brook Road, South Benfleet, SS7 5JA



**£430,000**

Situated in a desirable South Benfleet location within easy reach of local schools, shops, less than a mile from Benfleet Station and offered for sale with NO ONWARD CHAIN, is this two/three bedroom detached chalet. The property benefits from having a 16' 5" lounge; 16' 3" kitchen with separate utility; conservatory; ground floor bedroom/study; 51' frontage; garage with sweep in/out driveway and 120' approx. West backing rear garden. EPC rating - C. Our ref: 15722

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# Brook Road, South Benfleet, SS7 5JA

Accommodation comprises:

Entrance via uPVC double glazed lead light door to:

## **PORCH 5' 5" x 2' (1.65m x 0.61m)**

Skimmed ceiling. Tiled floor. Glazed lead light door to:

## **HALLWAY 19' 5" x 6' 3" max. (5.92m x 1.91m)**

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## **LOUNGE 16' 5" x 16' (5m x 4.88m)**

Skimmed ceiling with spotlight insets. UPVC double glazed lead light window, with blinds to remain, to front aspect. Feature fireplace. Radiator.

## **KITCHEN 16' 3" x 10' 3" (4.95m x 3.12m)**

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. UPVC double glazed window to CONSERVATORY. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated dishwasher. Radiator. Tiled floor.



## **GROUND FLOOR BEDROOM THREE/STUDY 12' 3" x 8' 4" reducing to 5' 2" (3.73m x 2.54m > 1.57m)**

Skimmed ceiling. Two feature windows to side aspect. Double glazed window to rear aspect. Radiator.



## **CONSERVATORY 18' 4" x 7' 7" (5.59m x 2.31m)**

UPVC double glazed conservatory. UPVC double glazed doors providing access to REAR GARDEN. Radiator. Laminate wood effect flooring.



## **GROUND FLOOR BATHROOM 6' x 5' 9" (1.83m x 1.75m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled dual flush w/c, pedestal mounted hand wash basin with chrome mixer tap and P-shaped bath with shower over. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.

## **UTILITY ROOM 6' x 2' 7" approx. (1.83m x 0.79m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Roll edged working surface with space and plumbing under for washing machine. Wall mounted gas boiler. Tiled floor.

## **FIRST FLOOR LANDING**

Skimmed ceiling. Loft access. Obscure double glazed window to side aspect. Built in storage cupboard. Doors to:



**BEDROOM ONE 19' 1" x 10' 2" reducing to 8' 8" (5.82m x 3.1m > 2.64m)**

Skimmed ceiling. UPVC double glazed lead light window to front aspect. Radiator.



**BEDROOM TWO 15' 9" x 9' 8" reducing to 8' 4" (4.8m x 2.95m > 2.54m)**

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



**CLOAKROOM 4' 3" x 2' 9" (1.3m x 0.84m)**

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece white suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator.

**OUTSIDE OF PROPERTY:**

The property has a 51' frontage which consists of a sweep in/out driveway providing off street parking for numerous vehicles, and access to GARAGE. Gated side access to both flanks.

The **REAR GARDEN** measures approx. 120' and is West backing. Commencing with raised paved patio and steps down to lawn. Pathway to rear. Established flower beds. Fencing to all boundaries.

Storage garage to rear with up and over door, power and lighting.

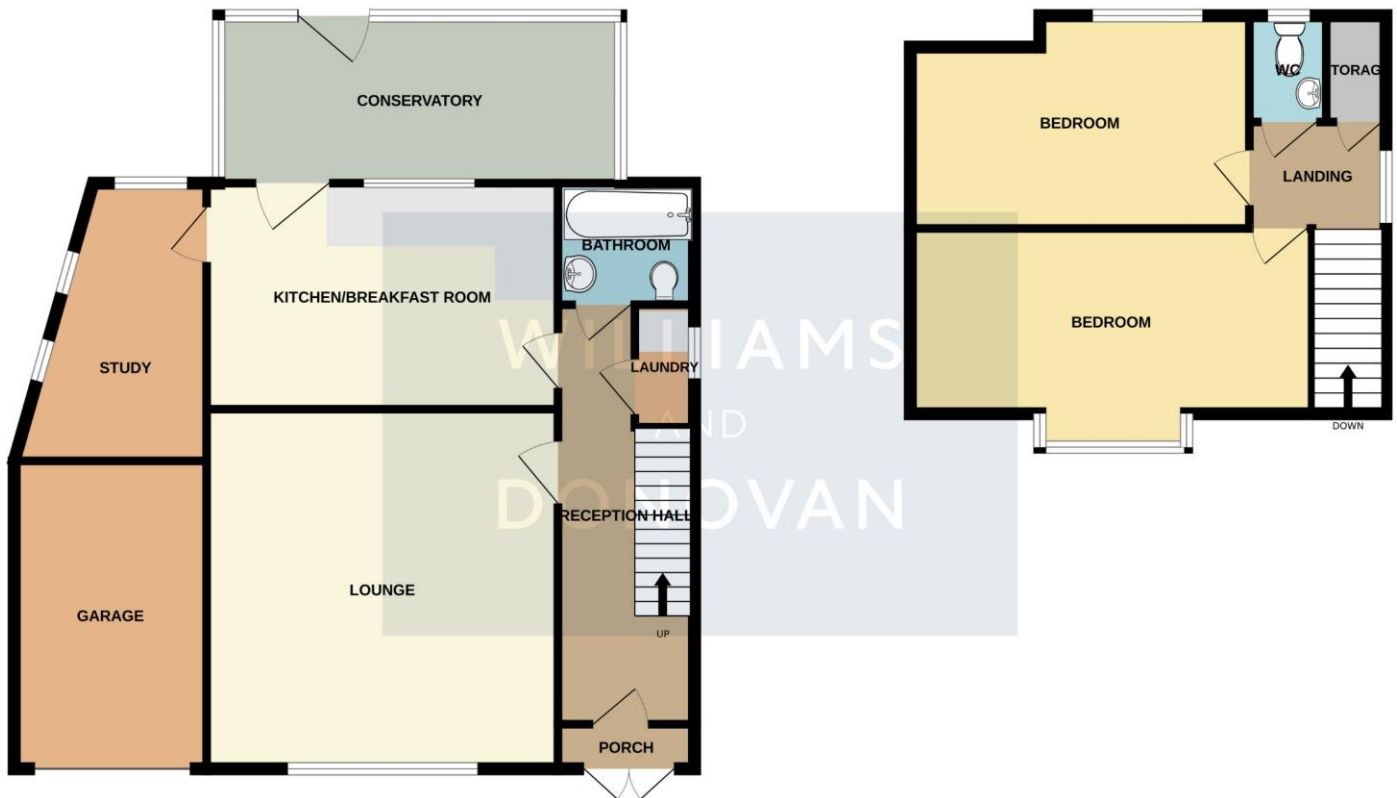


**GARAGE 14' x 8' 9" (4.27m x 2.67m)**

With up and over door. Power and lighting.

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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