

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Durley Close, South Benfleet, SS7 1HJ



**GUIDE PRICE £390,000 - £400,000**

WILLIAMS and DONOVAN - offered for sale with NO ONWARD CHAIN and situated in a desirable elevated South Benfleet cul-de-sac location within easy reach of High Road shops, local schools and Benfleet station, is this three bedroom semi-detached house. This property benefits from having two reception rooms; ground floor cloakroom; garage and off street parking and with glorious views towards Boyce Hill golf course and the Estuary. EPC rating - D. Our ref: 15702

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

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# Durley Close, South Benfleet, SS7 1HJ

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

## HALLWAY

Obscure uPVC double glazed window to front aspect. Radiator. Tiled floor. Doors to:

## GROUND FLOOR CLOAKROOM 8' x 2' (2.44m x 0.61m)

Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Space and plumbing for washing machine. Tiled walls. Tiled floor.

## LOUNGE 15' 10" x 11' (4.83m x 3.35m)

UPVC double glazed bi-folding door providing access to and overlooking REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Steps down to:



## RECEPTION ROOM 11' 6" x 11' 6" (3.51m x 3.51m)

UPVC double glazed window, with blind to remain, to front aspect. Further uPVC double glazed window, with blind to remain, to side aspect. Radiator.



## KITCHEN 8' 3" x 7' 8" (2.51m x 2.34m)

Skimmed ceiling with inset spotlights. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset white ceramic one and a half bowl sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over. Built in twin electric oven. Integrated fridge. Tiled floor.

## FIRST FLOOR LANDING

Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

## BATHROOM 7' x 5' (2.13m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to front aspect. Three piece white suite comprising close coupled dual flush w/c, wall mounted hand wash basin with chrome mixer tap and double ended bath with chrome shower mixer tap. Designer chrome heated towel rail. Radiator. Tiled walls. Tiled floor.



## BEDROOM TWO 11' x 11' (3.35m x 3.35m)

UPVC double glazed window, with blind to remain, to front aspect. UPVC double glazed door to side providing access to BALCONY. Built in wardrobes. Radiator.



**BEDROOM THREE 10' x 7' (3.05m x 2.13m)**

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Built in wardrobes. Radiator.

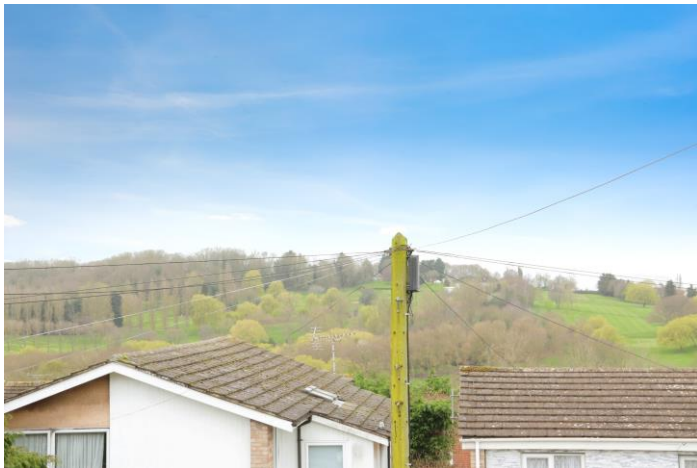
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking and access to **GARAGE**. Lawn area. Established flower beds. Gated side access.

The **REAR GARDEN** measures approx. 45' and commences with crazy paved patio leading to lawn. Established flower beds and shrubs. Gated side access.

**BALCONY 7' 10" x 6' (2.39m x 1.83m)**

With glorious views towards Boyce Hill golf course and Estuary. Decking flooring.



**SECOND FLOOR LANDING**

Built in storage cupboard. Doors to:

**BEDROOM ONE 16' x 11' reducing to 7' (4.88m x 3.35m > 2.13m)**

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Range of built in wardrobes, dressing table and chest of drawers. Vanity mounted hand wash basin. Shower cubicle. Radiator.



**GARAGE 15' x 7' approx. (4.57m x 2.13m)**

With up and over door.

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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