

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Stanway Road, Benfleet, SS7 5UX



**GUIDE PRICE £375,000 - £400,000**

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this two bedroom detached bungalow, situated in a pleasant location South of the London Road and within easy reach of The Appleton School, Tarpots shopping facilities and local bus routes. This property benefits from having a spacious L-shaped lounge/diner; conservatory; two double bedrooms; garage with off street parking for numerous vehicles and a lovely 80' rear garden. EPC rating - TBC. Our ref: 15620

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

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# Stanway Road, Benfleet, SS7 5UX

Accommodation comprises:

Entrance via solid wood door to:

## HALLWAY

Loft access. Radiator. Doors to:

## KITCHEN 9' 9" x 8' 3" (2.97m x 2.51m)

Skimmed ceiling. Window to side aspect. Door to LEAN TO/UTILITY. Range of base and eye level units with roll edged working surfaces. Inset stainless steel one and a half bowl sink drainer. Inset 4 ring electric hob with extractor hood over. Built in double electric oven. Space for washing machine. Part tiled walls.



## L-SHAPED LOUNGE/DINER 18' 6" reducing to 9' 6" x 17' (5.64m > 2.9m x 5.18m)

Double glazed window to side aspect. Double glazed bay window to rear aspect. Two radiators. Feature fireplace with electric fire insert. Door to:



## CONSERVATORY 11' 6" x 10' 1" (3.51m x 3.07m)

Double glazed windows to all sides. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Ceiling fan.



## LEAN TO/UTILITY 11' 6" x 5' 6" (3.51m x 1.68m)

## BEDROOM ONE 14' 6" x 9' 5" (4.42m x 2.87m)

Double glazed bay window to front aspect. Fitted wardrobes. Radiator.



## BEDROOM TWO 12' 6" x 8' 7" (3.81m x 2.62m)

Double glazed window to front aspect. Further secondary glazed windows to side aspect. Fitted wardrobes. Radiator.



**SHOWER ROOM 6' 3" x 5' 7" (1.91m x 1.7m)**

Obscure double glazed window to side. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with electric shower. Radiator. Tiled walls.

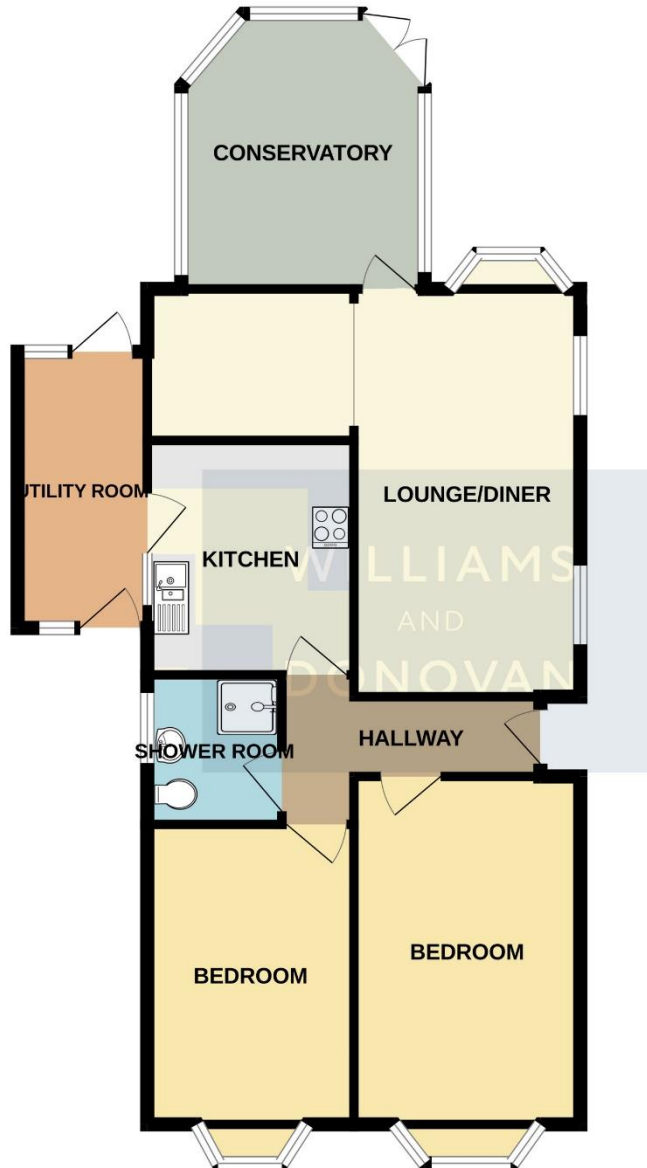


The **REAR GARDEN** measures approx. 80' and commences with paved patio leading to lawn. Brick built flower beds. Ornamental pond. Various mature plant, tree and shrub bed borders. Shed to remain. Greenhouse to remain. Gated side access.



**GARAGE 17' 3" x 8' 6" (5.26m x 2.59m)** With up and over door. Power and lighting. Double glazed door to rear garden.

GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.