

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 1DX



£750,000

WILLIAMS and DONOVAN are delighted to offer for sale this impressive five bedroom detached house with self contained one bedroom annex, located in a sought after South Benfleet location within easy reach of High Road schools, shops and a mile from Benfleet station. The property benefits from having two reception rooms; 19' kitchen with separate utility; bedroom one with ensuite; garage with off street parking and a 70' rear garden, with the annex having an 18' 8 kitchen/lounge; double bedroom; sauna; utility room and shower room. EPC rating - C. Our ref: 15393

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

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



Cumberland Avenue, South Benfleet, SS7 1DX

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Engineered oak flooring. Doors to:



LOUNGE 21' 8" x 13' 5" (6.6m x 4.09m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window, with blind to remain, to front aspect. Feature TV wall with Evonic fire to remain. Radiator.



KITCHEN 19' 10" x 10' (6.05m x 3.05m)

Coved and skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Range of base and eye level units with quartz working surfaces and matching upstands. Inset sink with free standing mixer tap. Space for range cooker with extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Engineered oak flooring.



UTILITY ROOM 11' 3" x 6' (3.43m x 1.83m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to rear aspect. Wall and base level units with quartz working surfaces and matching upstands. Space for washing machine. Space for tumble dryer. Space for under counter fridge. Engineered oak flooring.



DINING ROOM 18' 8" x 9' 7" (5.69m x 2.92m)

Currently used as a gym. Coved and skimmed ceiling with spotlight insets. French style doors leading to and overlooking REAR GARDEN. Designer wall radiator. Engineered oak flooring.



GROUND FLOOR CLOAKROOM

Coved and skimmed ceiling with spotlight insets. Obscure uPVC double glazed leadlight window to side aspect. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Tiled walls. Designer radiator. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling. UPVC double glazed feature window to half stair. Built in cupboard. Loft access. Doors to:

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Two built in storage cupboards. Radiator. Door to:



ENSUITE 9' 1" x 2' 5" (2.77m x 0.74m) Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and wet room style shower cubicle with overhead rainmaker shower head. Chrome heated ladder style towel rail. Tiled floor.

BEDROOM TWO 11' 6" x 9' 6" (3.51m x 2.9m)

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



BEDROOM THREE 11' 4" x 10' (3.45m x 3.05m)

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



BEDROOM FIVE/STUDY 8' 2" x 6' 2" (2.49m x 1.88m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM FOUR 12' 7" x 8' 7" (3.84m x 2.62m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to front aspect. Radiator. Laminate wood effect flooring.



FAMILY BATHROOM 13' 5" x 5' 4" (4.09m x 1.63m)

Skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to side aspect. Four piece white suite comprising close coupled w/c; vanity mounted hand wash basin with chrome mixer tap; panelled bath with wall mounted mixer tap and TV, and wet room style shower cubicle with jet body spray shower head. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a large, block paved driveway providing off street parking for numerous vehicles, access to **GARAGE** and gated side access to **REAR GARDEN**.

The **REAR GARDEN** measures approx. 70' and commences with paved patio leading to astro turf. Various established flower beds and shrubs. Gated side access to front.



SELF CONTAINED ANNEX

Accessible via double glazed bi-folding door to:

LOUNGE/KITCHEN 18' 8" x 15' 7" (5.69m x 4.75m)

Open plan kitchen/lounge. Range of base and eye level units with square edged working surfaces. Inset stainless steel sink. Built in oven. Space for fridge. Air conditioning unit. Wooden flooring. Door to:





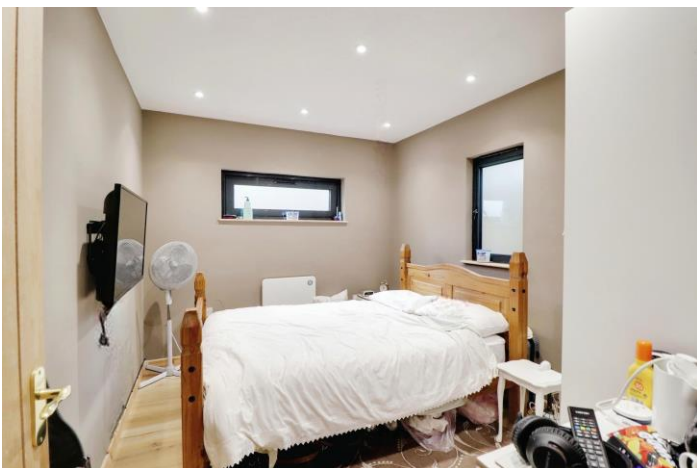
SAUNA 5' 2" x 4' 9" (1.57m x 1.45m)

Electric sauna with two tiers of seating.



BEDROOM 11' 6" x 9' 1" (3.51m x 2.77m)

Skimmed ceiling with spotlight insets. Two obscure double glazed windows to side and rear aspects. Electric wall heater. Wooden flooring.



SHOWER ROOM 11' 8" x 4' (3.56m x 1.22m)

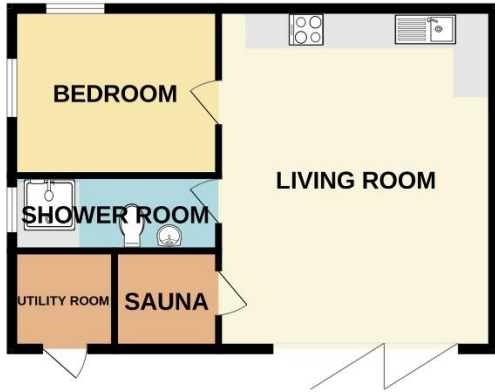
Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with overhead rainmaker shower head. Radiator. Tiled floor.



UTILITY ROOM 6' 4" x 5' 1" (1.93m x 1.55m)

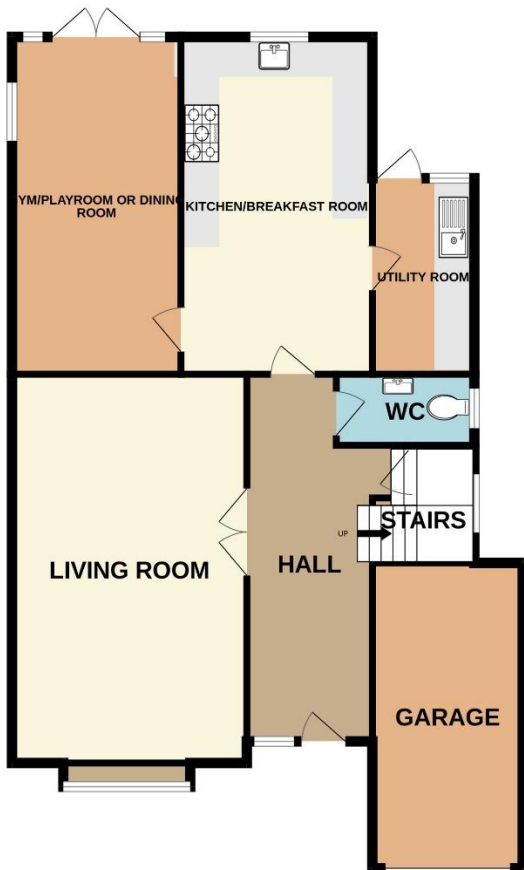
Skimmed ceiling. Working surface. Space for washing machine. Space for tumble dryer. Electric boiler.

GROUND FLOOR
1641 sq.ft. (152.4 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.9 sq.m.) approx.
Made with Metropix ©2024

1ST FLOOR
834 sq.ft. (77.4 sq.m.) approx.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.