

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downer Road, Benfleet, SS7 1BQ



GUIDE PRICE £800,000 - £825,000

WILLIAMS and DONOVAN are privileged to bring to the market this exclusive three bedroom detached bungalow situated in a private and secluded location, on a substantial plot which backs onto Thundersley Glen. Offered for sale with NO ONWARD CHAIN, this stunning property benefits from having two reception rooms; bedroom one with ensuite; double garage with ample off street parking and beautifully landscaped gardens measuring approx. 130' x 100'. EPC rating - C. Our ref: 15567

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

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



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Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

RECEPTION HALL 21' 8" reducing to 3' 5" x 13' 3" (6.6m > 1.04m x 4.04m)

Coved and skimmed ceiling. Two uPVC double glazed windows to front aspect. Built in storage cupboard. Radiator. Doors to:



LOUNGE 29' 4" x 15' 9" (8.94m x 4.8m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight windows to front aspect and further uPVC double glazed windows to side aspect. UPVC double glazed French style leadlight doors providing access to REAR GARDEN. Two radiators.



SECOND RECEPTION ROOM 15' 4" x 14' 8"
(4.67m x 4.47m)

Coved and skimmed ceiling. UPVC double glazed leadlight bay window to front aspect. Feature fireplace. Radiator.



KITCHEN 15' x 8' 4" (4.57m x 2.54m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed French style leadlight doors to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Inset 5 ring gas hob with extractor hood over. Built in twin electric ovens. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Tiled floor.



BEDROOM ONE 16' x 10' 8" (4.88m x 3.25m)

Coved and skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Range of built in wardrobes with matching dressing table and chest of drawers. Radiator. Door to:



ENSUITE 11' 6" x 3' 5" (3.51m x 1.04m)

Coved and skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Tiled walls. Radiator. Tiled floor.



BEDROOM THREE/STUDY 11' 6" x 7' 10"
(3.51m x 2.39m)

Coved and skimmed ceiling. Loft access hatch. UPVC double glazed leadlight window to rear aspect. Radiator. Laminate wood effect flooring.



BEDROOM TWO 14' 5" reducing to 7' 5" x 9' 1"
(4.39m > 2.26m x 2.77m)

Coved and skimmed ceiling. Two uPVC double glazed leadlight windows to front aspect. Radiator.



BATHROOM
11' 3" x 7' 7" approx. (3.43m x 2.31m)

Coved and skimmed ceiling with spotlight insets. Obscure uPVC double glazed leadlight window to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath. Tiled walls. Radiator. Tiled floor.



OUTSIDE OF PROPERTY:

As previously mentioned, this property is in a secluded and private location backing on to Thundersley Glen. With electric fob operated wrought iron security gates providing access to large block paved driveway to front, and further access to DOUBLE GARAGE. Gated side access to both flanks. Various flower beds and shingle areas with plants, trees and shrubs. Lawn area.



The **REAR GARDEN** is beautifully landscaped and measures approx. 130' x 100'. Commencing with large, paved patio and steps up to further patio area. Leads onto the extensive lawn area. Feature shingle flower beds and further established flower beds and borders with mature shrubs and trees. Shingle pathway to rear. Three sheds and greenhouse to remain.





DOUBLE GARAGE 19' 2" x 19' 2" (5.84m x 5.84m)
With up and over door. Power and lighting.
Door to REAR GARDEN.

GROUND FLOOR
1886 sq.ft. (175.2 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.
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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.