

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5AQ



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN - situated in a prominent position on the High Road in South Benfleet, within easy reach of local schools, shops and just under a mile and a half from Benfleet station is this four bedroom link-detached house. The property benefits from having a spacious lounge/diner measuring 19' 6"; separate utility; lounge measuring 15' 6"; ground floor cloakroom; bedroom one with ensuite; garage with off street parking for numerous vehicles and rear garden measuring approx. 30'.

EPC rating - TBC. Our ref: 15466

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High Road, South Benfleet, SS7 5AQ

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

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

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising close coupled w/c and pedestal mounted wash hand basin. Tiled walls. Extractor fan. Tiled floor.

LOUNGE 15' 6" x 13' 6" (4.72m x 4.11m)

Coved and skimmed ceiling. Double glazed bay window to front aspect. Radiator.



KITCHEN/DINER 19' 6" x 10' 5" reducing to 7' (5.94m x 3.18m > 2.13m)

Coved and skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring induction hob with extractor fan above and electric oven under. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer. Built in storage cupboard housing boiler. Radiator. Tiled floor. Door to:



UTILITY ROOM 6' 8" x 4' 10" (2.03m x 1.47m)

Double glazed window to rear aspect. Space for washing machine. Space for tumble dryer. Space for fridge/freezer.

FIRST FLOOR LANDING

Coved and skimmed ceiling with spotlight insets. Loft access. Double glazed window to side aspect. Radiator. Doors to:

BEDROOM ONE 13' 8" x 12' (4.17m x 3.66m)

Double glazed window to rear aspect. Radiator. Door to:



ENSUITE 7' 4" x 4' (2.24m x 1.22m)

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



BEDROOM TWO 13' 8" x 8' 8" (4.17m x 2.64m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 13' 6" x 9' 10" (4.11m x 3m)

Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM FOUR 10' 10" x 7' 9" (3.3m x 2.36m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

BATHROOM 7' 5" x 6' 10" (2.26m x 2.08m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted and wash hand basin panelled bath. Radiator. Tiled walls. Airing cupboard housing hot water cylinder. Laminate flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for numerous vehicles and access to **GARAGE**. The remainder is laid to lawn with mature shrub, tree and flower bed borders.

The **REAR GARDEN** measures approx. 30' and commences with paved patio leading to lawn. Outside tap. Gated side access.



GARAGE 15' 8" x 8' 9" (4.78m x 2.67m)

With up and over door. Power and lighting.

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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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