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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Lea Road, Benfleet, Essex, SS7 5UU



**GUIDE PRICE £500,000 - £520,000**

We are delighted to present this stunning four bedroom detached house in a popular location of South Benfleet. Within easy reach of outstanding local schools and amenities this lovely home features a modern open-plan kitchen/diner; utility room; two bathrooms; spacious lounge; four good size bedrooms; outbuilding which can be used a home office or gym; driveway for parking for up to four cars. EPC: D. Our Ref: 13981

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

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# Lea Road, Benfleet, Essex, SS7 5UU

Accommodation comprises:

Access via composite door leading to:

## HALLWAY

Skimmed ceiling. Obscured double glazed windows to side aspect. Stairs to first floor. Radiator. Laminate flooring. Doors to:

## LOUNGE 14' 3" x 12' 10" (4.34m x 3.91m)

Skimmed ceiling. Double glazed French doors to rear garden. Double glazed windows to rear aspect. Radiator. Laminate flooring.



## KITCHEN/DINER 20' 4" x 10' 2" (6.2m x 3.1m)

Skimmed ceiling with inset spotlights. Double glazed bay window to front aspect. Double glazed window to front aspect. Range of base and eye level units. Square edge work tops. One and a half sink/bowl drainer. Integrated four ring electric hob. Extractor hood above. Integrated electric oven. Integrated dishwasher. Downlighting. Understairs storage cupboard. Radiator. Door to:



## UTILITY ROOM 8' 10" x 8' 1" max (2.69m x 2.46m)

Skimmed ceiling with inset spotlights. Double glazed door to side. Space for fridge/freezer, washing machine and tumble dryer. Tiled flooring. Door to:



## GROUND FLOOR SHOWER ROOM 6' 4" x 6' 0" (1.93m x 1.83m)

Skimmed ceiling with inset spotlights. Obscured double glazed window to rear aspect. Shower cubicle with electric shower. Close coupled WC. Hand wash basin with storage beneath. Chrome heated towel rail. Tiled flooring.





### LANDING

Skimmed ceiling. Loft access. Obscured double glazed window to side aspect. Doors to:

### BEDROOM ONE 13' 0" x 11' 9" (3.96m x 3.58m)

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



### BEDROOM TWO 11' 9" x 10' 4" (3.58m x 3.15m)

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



### BEDROOM THREE 9' 10" max x 8' 6" (3m x 2.59m)

Skimmed ceiling. Double glazed window to rear aspect. Built in storage cupboard. Radiator. Laminate flooring.

### BEDROOM FOUR 8' 6" x 7' 3" (2.59m x 2.21m)

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

### BATHROOM 8' 10" x 5' 4" (2.69m x 1.63m)

Skimmed ceiling. Obscured double glazed window to side aspect. Panel bath. Close coupled WC. Hand wash basin with storage beneath. Heated towel rail. Airing cupboard. Tiled walls.



### FRONT

Paved driveway with stone shingle borders for parking up to four cars.

### REAR GARDEN

Commencing with decking/seating area leading to laid lawn with sleeper/shrub borders. Gated side access.



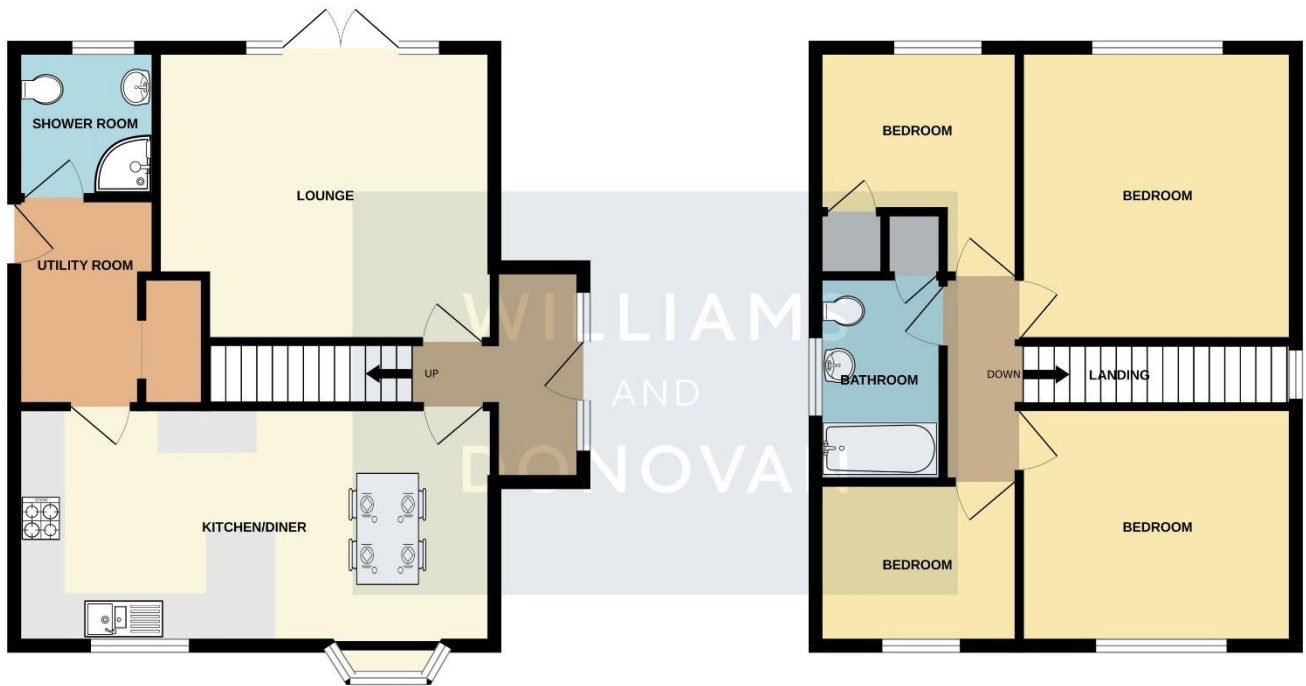
### OFFICE/OUTBUILDING

Skimmed ceiling with inset spotlights. Double glazed windows and door. Power and lighting.

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GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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.