

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Adelaide Gardens, South Benfleet, SS7 1LA



£450,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this four bedroom semi-detached chalet situated just over a quarter of a mile from Benfleet station for direct links to London Fenchurch Street via the C2C line. The property benefits from having a spacious lounge; separate dining room; 13' 7" kitchen; South backing rear garden measuring approx. 42' and off street parking for three vehicles.

EPC rating - D. Our ref: 15725

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Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:

LOUNGE 16' 10" x 13' 4" (5.13m x 4.06m) Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace. Two radiators. Door to:



DINING ROOM 13' 7" x 9' (4.14m x 2.74m) Skimmed ceiling. Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator. Door to:



KITCHEN 13' 7" x 9' 1" (4.14m x 2.77m) Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset one and a half

bowl stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Space for tumble dryer. Tiled splashbacks. Concealed wall mounted combi boiler.

GROUND FLOOR BATHROOM 8' x 5' 3" (2.44m x 1.6m)

Inset spotlights. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with electric shower over. Chrome heated towel rail. Tiled walls. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Doors to:

BEDROOM ONE 13' 2" x 12' 7" (4.01m x 3.84m) Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 10' 1" x 10' (3.07m x 3.05m) Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 12' 2" x 8' 10" (3.71m x 2.69m)
Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM FOUR 10' 9" x 8' 10" (3.28m x 2.69m)
Skimmed ceiling. Double glazed window to front aspect. Radiator.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles.

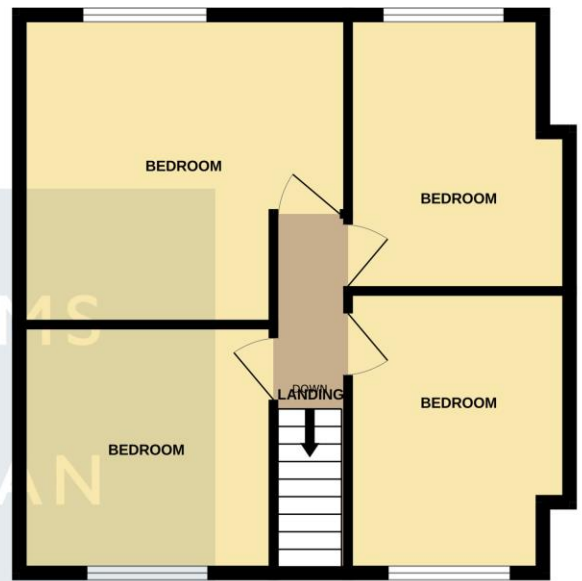
The **REAR GARDEN** is South backing and measures approx. 42'. Commencing with paved patio and steps down to lawn. Mature shrub borders. Shed to remain. Outside tap. Exterior lighting. Gated side access.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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