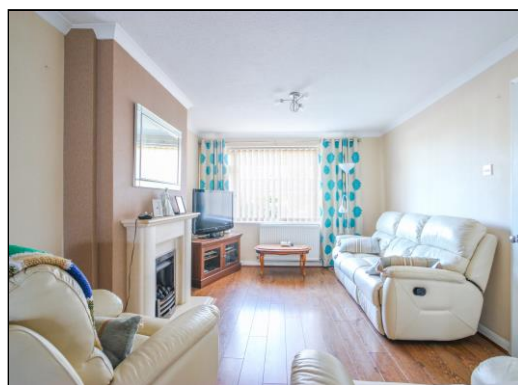


Romsey Way, Benfleet, SS7 5TT



£315,000

WILLIAMS & DONOVAN - this three bedroom semi-detached house is situated in a popular Benfleet residential location, within easy reach of local and major routes, and Tarpots facilities. The property benefits from being extended to the rear to provide spacious living accommodation; having a garage, off street parking and West backing rear garden. EPC rating - D. Our ref: 13293

Directions: Proceed from our office left along the High Road and continue all the way to the traffic lights at the junction with the A13 at Tarpots. At the traffic lights, turn left onto the A13, London Road. Take the 3rd turning on the left into Romsey Road. Take the 1st turning on the left into Romsey Drive and continue to the end. Turn right at the end into Romsey Way, where the property can be found on the right hand side.

Tel: 01268 755252

www.williamsanddonovan.com



Romsey Way, Benfleet, SS7 5TT

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Obscure double glazed windows to front aspect. Laminate flooring. Door to:

ENTRANCE HALL

Window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Laminate flooring. Doors to:

LOUNGE/DINER 22' 8" x 11' 5" (6.91m x 3.48m)

Double glazed window to front aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Feature sandstone fireplace with gas fire insert. Two radiators. Laminate wood flooring.



KITCHEN 18' 8" x 8' 2" (5.69m x 2.49m)

Double glazed windows to side and rear aspects. Double glazed door to side. Range of base and eye level units. Roll top working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with electric oven built in under. Space and plumbing for washing machine. Integrated dishwasher. Integrated under counter fridge and freezer. Part tiled walls. Laminate flooring.



FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Loft access. Doors to:

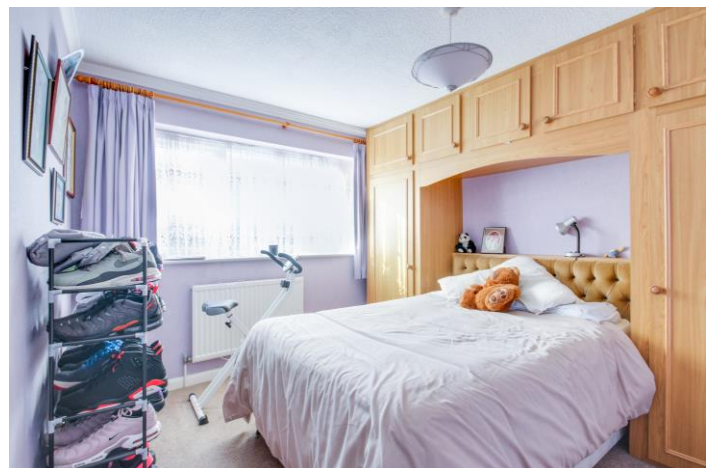
BEDROOM ONE 12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window to front aspect. Storage cupboard. Radiator.



BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

Obscure double glazed windows to side and rear aspects. Skimmed ceiling. Three piece suite comprising low level w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property, a driveway providing off street parking for one vehicle leads to the GARAGE. The remainder is laid to lawn with shrub borders and brick retaining wall to front boundary.

The **REAR GARDEN** measures approx. 21' x 33' and West backing. Commencing with patio area leading to lawn. Shrub borders. Shed to remain. Outside tap. Gated side access.



GARAGE 26' 2" x 8' 4" (7.98m x 2.54m) With up and over door. Windows to side and rear. Door to REAR GARDEN.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.