

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Waverley Road, Benfleet, SS7 4AZ



GUIDE PRICE £465,000

WILLIAMS and DONOVAN are delighted to offer for sale this unique two bedroom semi-detached house situated within easy reach of local shops, major routes via the A13 and in catchment for the OFSTED outstanding Robert Drake primary school. This extended property benefits from having a 34' lounge; 18' 3" kitchen/family room; lift between ground and first floors; ensuites to both bedrooms; ground floor cloakroom; garage; garden room/office and would suit adapted living requirements. EPC rating - C. Our ref: 15759

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Waverley Road, Benfleet, SS7 4AZ

Accommodation comprises:

Entrance via obscure leadlight composite door with leadlight side lights to:

HALLWAY 16' 10" x 6' 8" (5.13m x 2.03m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 34' 7" x 11' 8" reducing to 8' 6" (10.54m x 3.56m > 2.59m)

Coved and skimmed ceiling. UPVC double glazed leadlight bay window to front aspect with blinds to remain. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Stielz fob operated lift, which goes to BEDROOM ONE. Two designer wall radiators. Open plan to:



KITCHEN/FAMILY ROOM 18' 3" x 18' (5.56m x 5.49m)

Part vaulted ceiling with electric sensor Velux double glazed windows. Part coved and skimmed ceiling. Spotlight insets. UPVC double glazed leadlight window to rear aspect. Extensively fitted with a range of base, eye level and floor to ceiling high gloss units. Round edged working surfaces. Inset white ceramic one and a half sink bowl drainer with chrome mixer tap. Matching central island with further white ceramic sink with freestanding chrome mixer tap and storage cupboards under. Pull up plug and USB sockets. Breakfast bar area. Inset 5 ring electric hob with range extractor hood over and glass splashbacks. Built in double electric oven. Space and plumbing for washing machine. Double fridge/freezer to remain. Washing machine to remain. Tumble dryer to remain. Radiator. Laminate effect flooring. Door to GARAGE.



GROUND FLOOR CLOAKROOM

Coved and skimmed ceiling. Obscure leadlight double glazed window to front aspect. Two piece white suite comprising close coupled w/c with electric bidet toilet seat and vanity mounted wash hand basin. Radiator. Laminate wood effect flooring.

FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access hatch. Airing cupboard. Doors to:

BEDROOM ONE 18' 6" x 14' 8" (5.64m x 4.47m)

Coved and skimmed ceiling. Two obscure uPVC double glazed leadlight windows to rear aspect. Two radiators. Built in mirror fronted wardrobes. Stiltz lift. *Agent's Note: This bedroom could easily be converted into two bedrooms and has two windows. Please ask for details.*



ENSUITE 9" x 6' 2" reducing to 4' 8" (4.47m x 1.88m > 1.42m)

Coved and skimmed ceiling. Spotlight insets. Three piece suite comprising close coupled w/c with electric bidet toilet seat and wall mounted wash hand basin with chrome mixer tap and double shower cubicle. Chrome heated towel rail. Laminate wood effect floor.

BEDROOM TWO 12' 5" x 10' (3.78m x 3.05m)

UPVC double glazed leadlight window to front aspect with blind to remain. Built in wardrobes. Radiator.



ENSUITE 6' 5" x 4' (1.96m x 1.22m)

Three piece white suite comprising close coupled w/c, pedestal mounted wash hand basin with chrome mixer tap and shower cubicle. Part tiled walls.

BATHROOM 6' 9" x 6' (2.06m x 1.83m)

Obscure uPVC double glazed leadlight window to front aspect. Four piece white suite comprising close coupled w/c, bidet, vanity mounted wash hand basin with chrome mixer tap and panelled bath. Part tiled walls. Designer wall radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for numerous vehicles and access to GARAGE. Flower bed with shrubs.

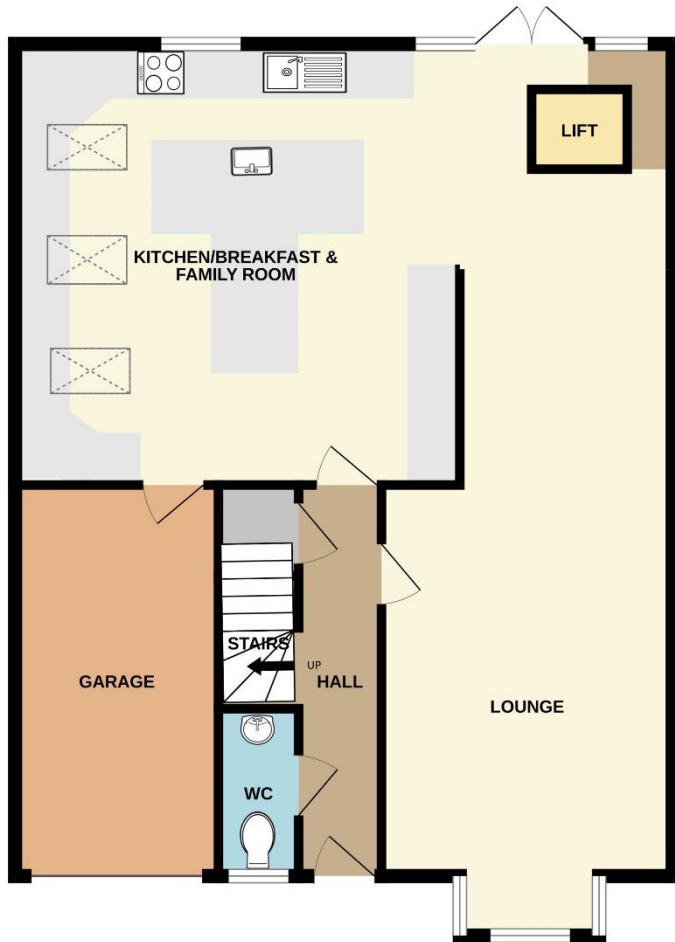
The **REAR GARDEN** is low maintenance and measures approx. 25'. Comprising block paved pathway leading to artificial lawn. Raised brick flower bed. Block paved patio at the rear. Shed with power and lighting to remain. Garden room/Office with power, lighting and wifi. Fencing to all boundaries.



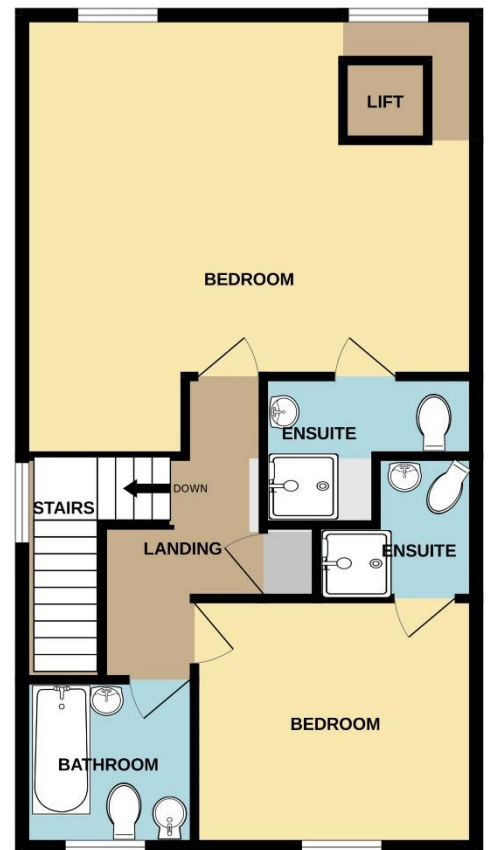
GARAGE 16' 9" x 8' 5" (5.11m x 2.57m)

With up and over door. Power and lighting. Door to KITCHEN.

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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.