

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lower Church Road, Benfleet, SS7 4DL



£525,000

This immaculately presented four double bedroom link detached house benefits from having an 18' 3" lounge; modern kitchen; dining room; ground floor cloakroom/utility; bedroom one with ensuite; 70' South backing rear garden; garage and off street parking for 2/3 vehicles. This property is within easy reach of local primary and secondary schools, Tarpots shopping facilities, bus routes, parks and doctors surgery, making it an ideal home for a growing family. EPC rating - TBC. Our ref: 15763

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Lower Church Road, Benfleet, SS7 4DL

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. LVT flooring. Doors to:

GROUND FLOOR CLOAKROOM/UTILITY 4' 10" x 4' 9" (1.47m x 1.45m)

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Space for washing machine. Tiled splashbacks. Tiled floor.

KITCHEN 9' 10" x 9' 6" (3m x 2.9m)

Skimmed ceiling. Double glazed bay window to front aspect. Double glazed door to side aspect. Range of base and eye level units with quartz working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Integrated dishwasher. Integrated under counter fridge. Tall designer radiator. LVT flooring.

DINING ROOM 12' x 9' 6" (3.66m x 2.9m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. LVT flooring.



LOUNGE 18' 3" x 14' 4" (5.56m x 4.37m)

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Feature gas fireplace. Two radiators.

FIRST FLOOR LANDING

Skimmed ceiling. Obscure double glazed window to side aspect. Loft access. Airing cupboard. Doors to:

BEDROOM ONE 14' 2" x 9' 4" (4.32m x 2.84m)

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



ENSUITE 9' 4" x 5' (2.84m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double walk in shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



BEDROOM TWO 14' 4" x 8' 4" (4.37m x 2.54m)

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



BEDROOM THREE 10' 1" x 9' 5" (3.07m x 2.87m)

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



BEDROOM FOUR 10' 1" x 8' 3" (3.07m x 2.51m)

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

FAMILY BATHROOM 9' 3" x 6' 3" (2.82m x 1.91m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Chrome heated towel rail. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large driveway providing off street parking for 2/3 vehicles and access to GARAGE. Stone shingle borders. Retaining brick wall to front boundary. Gated side access.

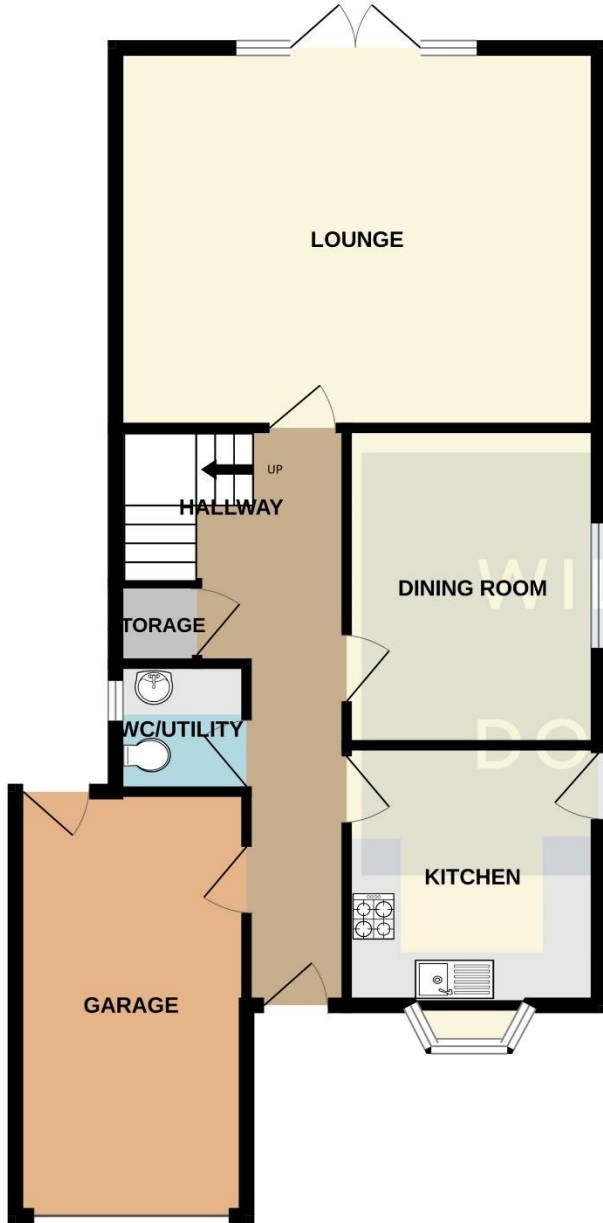
The **REAR GARDEN** is South backing and measures approx. 70'. Commencing with patio area leading to lawn. Flower and shrub bed borders. Outside tap.



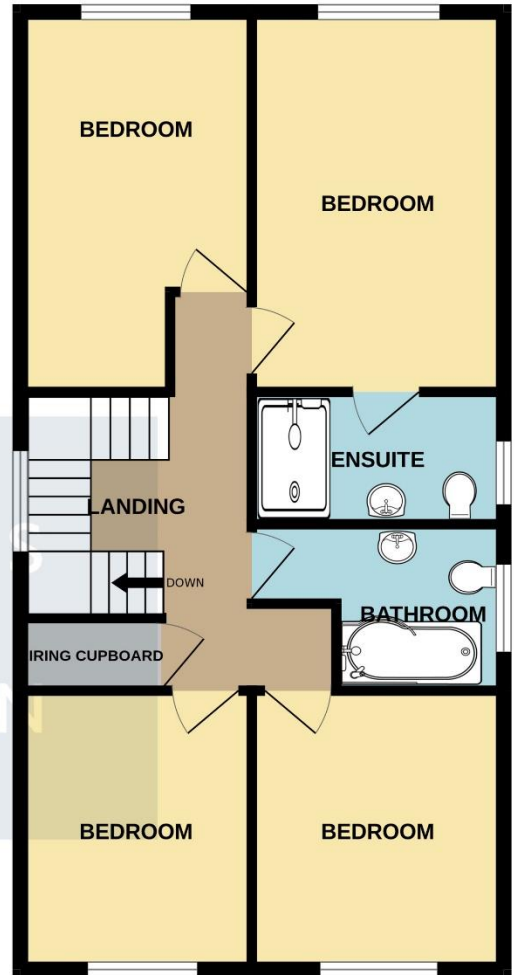
GARAGE 16' x 8' 9" (4.88m x 2.67m)

With electric roller shutter door. Double glazed door to REAR GARDEN. Power and lighting.

GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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