

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oakfield Close, South Benfleet, SS7 5NT



Offers in Excess of £450,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely three bedroom detached house situated in a quiet cul-de-sac South Benfleet location, within easy reach of High Road schools and shops and just over a mile and a quarter from Benfleet station.

Well presented throughout, this property has a spacious lounge/diner; conservatory; utility/ground floor cloakroom; three good sized bedrooms and a garage with off street parking for three vehicles. EPC rating - E. Our ref: 15796

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Oakfield Close, South Benfleet, SS7 5NT

Accommodation comprises:

Entrance via composite door to:

SPACIOUS HALLWAY 12' 4" x 9' (3.76m x 2.74m)

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Built in storage cupboard. Laminate flooring. Doors to:



UTILITY ROOM/GROUND FLOOR CLOAKROOM 6' x 5' 3" (1.83m x 1.6m)

Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Space and plumbing for washing machine. Wall mounted Vaillant combi boiler. Laminate flooring.

KITCHEN 10' 5" x 8' 4" (3.18m x 2.54m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel one and a half bowl sink drainer. Space for cooker with extractor hood above. Space for fridge/freezer. Space for dishwasher. Radiator. Opening to:



L-SHAPED LOUNGE/DINER 19' 10" reducing to 11' x 17' 10" (6.05m > 3.35m x 5.44m)

Skimmed ceiling. Double glazed windows to front and side aspects. Feature electric fireplace. Radiator. Opening to:



CONSERVATORY 10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed windows to all sides. Double glazed French style doors to REAR GARDEN. Radiator. Laminate flooring.



FIRST FLOOR LANDING

Double glazed window to rear aspect. Loft access. Built in double storage cupboard. Radiator. Doors to:

BEDROOM ONE 15' x 11' (4.57m x 3.35m)

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



BEDROOM TWO 11' 10" x 11' reducing to 9'
(3.61m x 3.35m > 2.74m)
 Double glazed window to front aspect. Radiator.



BEDROOM THREE 12' reducing to 10' 3" x 8' 6"
(3.66m > 3.12m by 2.59m)
 Double glazed window to rear aspect. Radiator.



BATHROOM 10' 3" x 5' 6" (3.12m x 1.68m)
 Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Four piece

suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles and access to **GARAGE**. Raised stone shingle area with various shrubs. The remainder is laid to lawn. Gated side access.

The **REAR GARDEN** measures approx. 40' and commences with patio area leading to lawn. Mature shrub borders. Raised decking area to rear. Shed to remain. Outside tap. Exterior power and lighting.



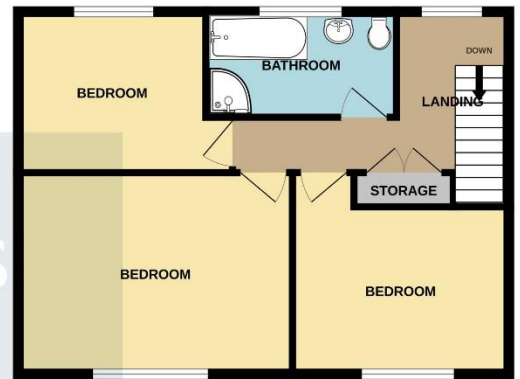
GARAGE

With up and over doors to front and rear. Power and lighting.

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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