

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Norwood Drive, South Benfleet, SS7 1LJ



£425,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN this immaculately presented two bedroom semi-detached bungalow situated in a desirable South Benfleet location just half a mile's walk from Benfleet station and Conservation area and within easy reach of High Road shops and local schools. The property benefits from having a spacious lounge opening to dining area; two good sized bedrooms; off street parking for three vehicles and a rear garden measuring 45'. EPC rating - D. Our ref: 15797

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Norwood Drive, South Benfleet, SS7 1LJ

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Obscure double glazed window to side aspect. Alarm system. Radiator. Oak doors to:

KITCHEN/BREAKFAST ROOM 14' 7" x 9' 10" reducing to 5' (4.44m x 3m > 1.52m)

Skimmed ceiling. Double glazed window to side aspect. Feature double glazed stained glass windows to front aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double oven. Integrated fridge/freezer. Washing machine to remain. Tiled splashbacks. Breakfast bar. Radiator.

LOUNGE 17' 7" x 10' 8" (5.36m x 3.25m)

Double glazed window to front aspect. Wall lighting. Radiator. Opening to:



DINING AREA 10' x 8' 1" (3.05m x 2.46m)

Double glazed window to side aspect. Radiator. Oak door to:



INNER HALL

Loft access with drop ladder. Airing cupboard housing combi boiler. Radiator. Oak doors to:

BEDROOM ONE 11' x 10' 5" (3.35m x 3.18m)

Double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.



BEDROOM TWO 10' 2" x 9' 4" (3.1m x 2.84m)

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



SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m)

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



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for three vehicles with **CAR PORT**. The remainder is laid to lawn with shrub borders. Outside tap.



The **REAR GARDEN** measures approx. 45' and commences with patio area leading to lawn. Shrub borders. Shed to remain. Gated side access. Exterior power and lighting.



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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