

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## London Road, Benfleet, SS7 5XP



**£390,000**

Offered for sale with **NO ONWARD CHAIN** is this spacious three bedroom semi-detached house located in a central Benfleet location within easy reach of local schools, shops and major routes and bus routes via the A13. This property benefits from having kitchen/breakfast room opening to family room; separate lounge; bedroom one with ensuite and walk in wardrobe; bedroom two with ensuite; rear garden measuring approx. 40'; garage and off street parking for numerous vehicles with space for caravan or motor home. EPC rating - C. Our ref: 15812

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# London Road, Benfleet, SS7 5XP

Accommodation comprises:

Entrance via double glazed door with side panel to:

## HALLWAY

Coved and skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:

## GROUND FLOOR CLOAKROOM

Spotlight insets. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with mixer tap. Extractor fan. Tiled floor.

## LOUNGE 14' 8" x 11' 4" (4.47m x 3.45m)

Coved and skimmed ceiling. Double glazed window to front aspect. Feature fireplace. Built in units. Radiator. Laminate flooring.



## KITCHEN/BREAKFAST ROOM 18' x 14' (5.49m x 4.27m)

Skimmed ceiling with spotlight insets. Range of cream high-gloss base and eye level units with granite working surfaces and matching upstands. Inset 5 ring gas hob with extractor fan over. Built in twin ovens. Matching central island with inset ceramic sink drainer with chrome mixer tap. Space for washing machine. Space for dishwasher. Space for American style fridge/freezer. Tiled floor. Opening to:



## FAMILY ROOM 18' 2" x 11' 9" (5.54m x 3.58m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Further double glazed windows to side aspect. Double glazed French style doors providing access to REAR GARDEN. Radiator. Tiled floor.



## FIRST FLOOR LANDING

Loft access. Doors to:

## BEDROOM ONE 11' 6" x 11' 4" (3.51m x 3.45m)

Coved ceiling with spotlight insets. Double glazed windows to front aspect. Radiator. Doors to:



## ENSUITE

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with chrome mixer tap and free standing claw foot bath with mixer taps and shower attachment. Wall lights. Radiator. Tiled walls. Tiled floor.



**WALK IN WARDROBE 8' 5" x 6' (2.57m x 1.83m)**

Coved and skimmed ceiling with spotlight insets. Fitted with various cupboards, drawers and hanging space.

**BEDROOM TWO 11' 5" x 9' 4" (3.48m x 2.84m)**

Coved ceiling with spotlights. Double glazed window to rear aspect. Fitted wardrobes. Radiator. Laminate flooring. Door to:



**ENSUITE**

Coved and skimmed ceiling with inset spotlights. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with storage beneath and chrome mixer tap, and shower cubicle with wall mounted mains shower. Tiled walls. Radiator. Tiled floor.

**BEDROOM THREE 8' 6" x 7' 8" (2.59m x 2.34m)**

Coved and skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobe. Radiator. Laminate flooring.

**OUTSIDE OF PROPERTY:**

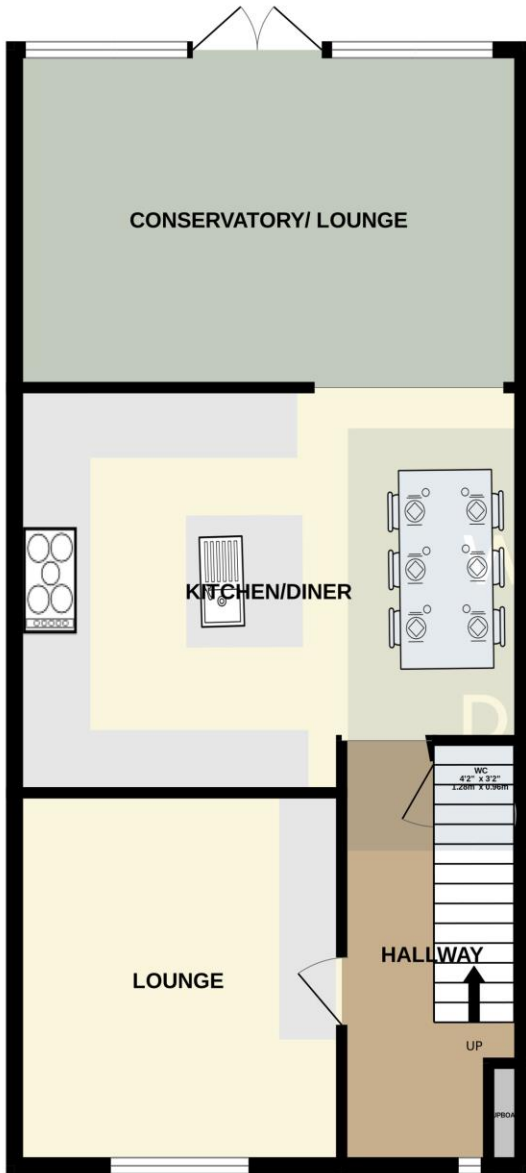
To the **FRONT** of the property is an extensive block paved driveway providing off street parking for up to seven vehicles including space for caravan or motor home, and access to detached GARAGE. Gated side access. Exterior lighting.

The **REAR GARDEN** measures approx. 40' and is low maintenance being paved. Gated side access. Outside tap. Exterior lighting.

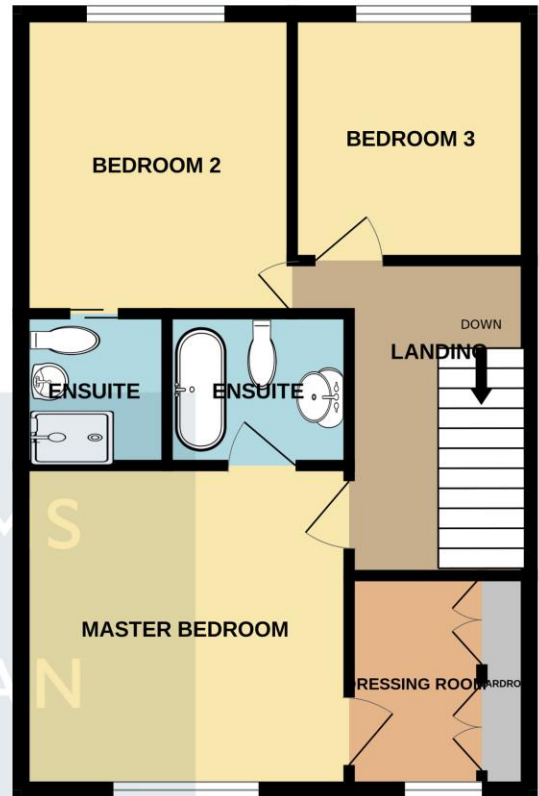


**DETACHED GARAGE** with up and over door and power and lighting. Door to side aspect. Window to rear aspect.

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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.  
Made with Metropix ©2024

**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.