

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Linden Road, Benfleet, SS7 4BA



£375,000

WILLIAMS and DONOVAN - offered for sale with NO ONWARD CHAIN and within easy reach of local shopping facilities at Tarpots, and major routes and bus routes via the A13, is this three bedroom semi-detached house. This property benefits from having a 45' frontage, good sized lounge; ground floor cloakroom; garage and is within the desirable Robert Drake Primary School catchment area. EPC rating - C. Our ref: 15803

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

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# Linden Road, Benfleet, SS7 4BA

Accommodation comprises:

Entrance via wooden lead light French doors and sidelight to:

## **PORCH 7' 7" x 2' 9" (2.31m x 0.84m)**

Skimmed ceiling. Obscure double glazed door to:

## **HALLWAY 19' 4" x 7' 5" (5.89m x 2.26m)**

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Doors to:

## **KITCHEN 10' x 8' 10" (3.05m x 2.69m)**

Double glazed window to side aspect. Door to side providing access to REAR GARDEN. Wall and base level units with roll edged working surfaces. Tiled walls. Inset one and a half bowl sink. Space for range cooker. Space and plumbing for washing machine. Space for fridge. Tiled floor.

## **LOUNGE 16' 2" x 12' 10" (4.93m x 3.91m)**

Coved ceiling. Double glazed window to rear. Double glazed door to rear providing access to and overlooking REAR GARDEN. Two radiators. Feature fireplace with electric fire insert.



## **GROUND FLOOR CLOAKROOM 8' 2" x 2' 9" (2.49m x 0.84m)**

Coved ceiling. Obscure double glazed window to side aspect. Two piece suite comprising low level flush w/c and wall mounted wash hand basin, with tiled splash back.

## **FIRST FLOOR LANDING**

Coved ceiling. Loft access hatch. Airing cupboard. Doors to:

## **BEDROOM ONE 16' x 9' 4" (4.88m x 2.84m)**

Coved ceiling. Double glazed lead light window to front aspect. Radiator.



## **BEDROOM TWO 12' 10" x 9' 5" (3.91m x 2.87m)**

Coved ceiling. Double glazed window to rear. Radiator.



## **BEDROOM THREE 13' x 6' 5" (3.96m x 1.96m)**

Coved ceiling. Double glazed window to rear. Radiator.





### **BATHROOM 8' 10" x 5' (2.69m x 1.52m)**

Coved ceiling. Two obscure double glazed windows to side aspect. Three piece suite comprising low level flush w/c, pedestal mounted wash hand basin and panelled bath with chrome shower mixer tap. Tiled walls. Radiator. Laminate wood effect flooring.



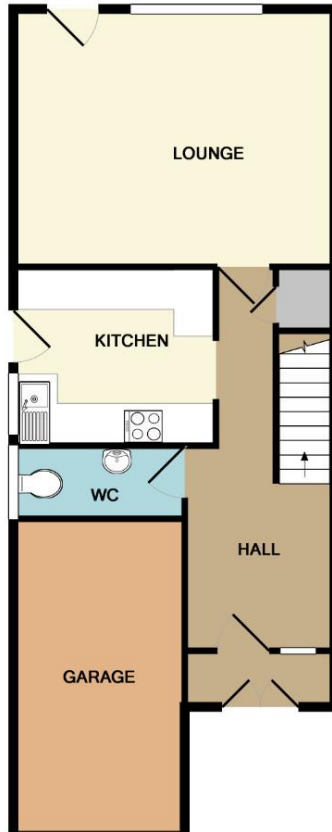
### **OUTSIDE OF PROPERTY:**

The **FRONT** of the property has an approx. 45' frontage, with driveway providing off street parking and access to **GARAGE**. Mostly laid to lawn with established flower beds and shrubs. Pedestrian access to rear via side gate.

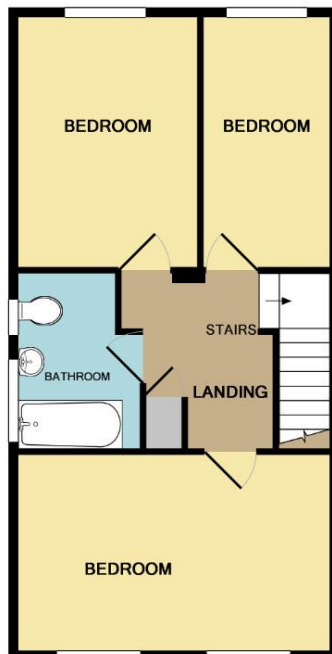
The **REAR GARDEN** measures 30' approx. and is mostly laid to lawn with established flower beds and shrubs. Decking area at rear. Fencing to all boundaries. Additional **SIDE GARDEN** with paved patio area, established rockery and shed to remain. Pedestrian access to front via side gate.



**GARAGE** measuring 15' 9" x 8' 10" with up and over door, power and lighting. Wall mounted gas boiler. Window to side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)  
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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.