

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Essex Way, South Benfleet, SS7 1LR



£385,000

Situated in a popular South Benfleet location, within easy walking distance of Benfleet Station and Conservation Area and access to High Road amenities, is this two double bedroom semi-detached bungalow. This immaculately presented property benefits from a modern, open plan kitchen/family room; modern shower room; 75' rear garden; extensive off road parking for up to six vehicles or caravan or motor home.

EPC rating - C. Our ref: 15804

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Essex Way, South Benfleet, SS7 1LR

Accommodation comprises:

Entrance via double glazed door to:

PORCH

Double glazed windows to front and side aspects. Laminate flooring. Door to:

HALLWAY

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring. Doors to:

CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Laminate flooring.



KITCHEN/FAMILY ROOM 20' 9" x 19' 7" reducing to 17' 6" (6.32m x 5.97m > 5.33m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and side aspects. Double glazed door to side. Range of modern base and eye level units with stone working surfaces. Inset one and a half sink bowl drainer. Central island with matching stone working surface. Inset 4 ring induction hob with pop up extractor fan. Integrated dishwasher. Built in double electric oven. Integrated fridge/freezer. Two radiators. Laminate flooring. Door to:



INNER HALLWAY

Skimmed ceiling. Loft access. Airing cupboard with space and plumbing for washing machine. Radiator. Laminate flooring. Doors to:

BEDROOM ONE 14' x 10' (4.27m x 3.05m)

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



BEDROOM TWO 10' 3" x 10' 2" (3.12m x 3.1m)
 Skimmed ceiling. Double glazed window to rear aspect. Radiator.



SHOWER ROOM 6' 6" x 5' 10" (1.98m x 1.78m)
 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 shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

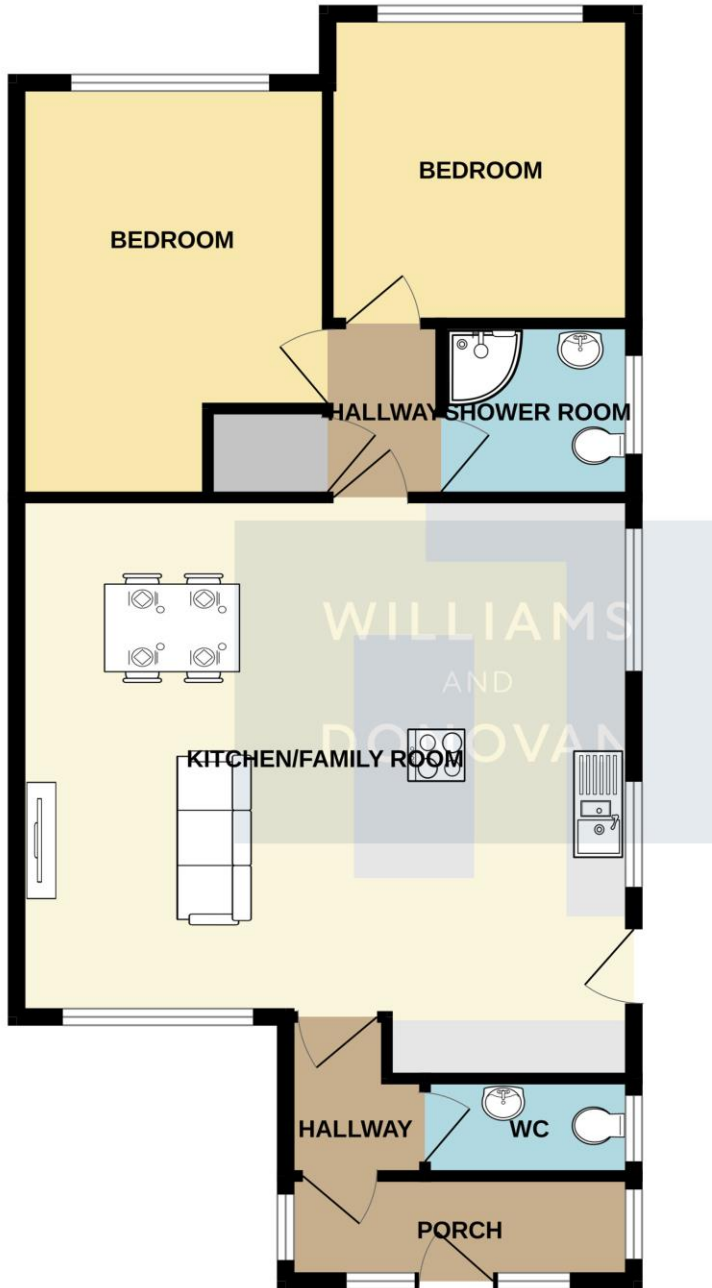
To the **FRONT** of the property is an extensive paved driveway providing off street parking for up to six vehicles with space for caravan or motor home.

The **REAR GARDEN** measures approx. 75' and commences with patio area leading to lawn. Mature shrub bed borders. Secluded seating area to rear of garden. Double opening side gates. Outside tap. Exterior lighting.



GARAGE with up and over door, power and lighting.

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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