

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Danesfield, South Benfleet, SS7 5EE



### Offers in Excess of £350,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this three bedroom semi-detached house situated on the popular Jotmans estate, within easy reach of High Road shops and amenities and less than a mile's walk from Benfleet station.

This pleasant property benefits from having two reception rooms; garage and off street parking for two vehicles. EPC rating - D. Our ref: 15297

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

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# Danesfield, South Benfleet, SS7 5EE

Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALLWAY

Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## LOUNGE 20' x 10' 5" (6.1m x 3.18m)

Double glazed window to front aspect. Double glazed French style doors leading to REAR GARDEN. Plinth radiator.



## DINING ROOM 12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed window to front aspect. Under stairs storage cupboard. Radiator. Double doors to:



## KITCHEN 10' 10" x 7' 4" (3.3m x 2.24m)

Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edge working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring electric hob with extractor hood over. Built in double oven. Space for fridge/freezer. Space for washing machine. Wall mounted boiler. Tiled walls.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 13' plus wardrobes x 10' 6" (3.96m x 3.2m)

Double glazed window to front aspect. Built in wardrobes. Built in storage cupboard. Airing cupboard housing hot water cylinder. Radiator.



## BEDROOM TWO 10' 2" x 7' 9" (3.1m x 2.36m)

Double glazed windows to front and side aspects. Fitted wardrobes. Radiator.



## BEDROOM THREE 8' 3" x 4' 6" (2.51m x 1.37m)

Double glazed windows to rear and side aspects. Fitted wardrobes. Radiator.



### BATHROOM 5' 8" x 5' (1.73m x 1.52m)

Spotlight insets. Obscure double glazed window to rear aspect. Two piece suite comprising hand wash basin with storage beneath and panelled bath. Radiator. Tiled walls. Tiled floor.



### SEPARATE W/C

Spotlight insets. Obscure double glazed window to rear aspect. Close coupled w/c. Tiled walls. Tiled floor.

### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles and access to GARAGE. The remainder is laid to lawn with mature shrub borders.

The **REAR GARDEN** measures approx. 36' and commences with block paved patio and pathway to rear. The remainder is laid to lawn with mature shrub borders. Shed to remain. Outside tap.

### GARAGE 17' 3" x 9' 6" (5.26m x 2.9m)

With up and over door. Power and lighting. Double glazed window to side aspect. Double glazed door to REAR GARDEN.



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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