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





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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:

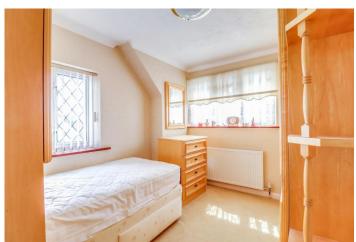
BEDROOM ONE 13' plus wardrobes x 10' 6" (3.96m x 3.2m)

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.



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.



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 floorpian 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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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.