

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, South Benfleet, SS7 5PJ



GUIDE PRICE £565,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN this four bedroom detached house situated in a prominent South Benfleet location within easy reach of local schools, High Road shops and a mile from Benfleet station. The property benefits from having four reception rooms; conservatory; kitchen; separate utility; four double bedrooms, one with ensuite; off street parking for numerous vehicles and a rear garden measuring approx. 35'. EPC rating - E. Our ref: 15781

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Kents Hill Road, South Benfleet, SS7 5PJ

Accommodation comprises:

Entrance via bespoke arched composite double doors to:

PORCH

Feature stained glass windows to side aspects. Tiled floor. Double glazed door to:

HALLWAY

Obscure double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Separate built in storage cupboard. Radiator. Doors to:

GROUND FLOOR CLOAKROOM 5' 10" x 4' (1.78m x 1.22m)

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

LOUNGE 20' 8" x 12' 1" (6.3m x 3.68m)

Double glazed patio doors leading to and overlooking REAR GARDEN. Feature stained glass double glazed windows to side aspect. Feature fireplace. Radiator. Laminate flooring.



KITCHEN/BREAKFAST ROOM 17' 5" x 13' 2" (5.31m x 4.01m)

Skimmed ceiling. Double glazed windows to front and side aspects. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl ceramic sink drainer. Inset 5 ring gas hob with extractor hood above and electric oven under. Integrated dishwasher. Tiled splashbacks. Radiator. Tiled floor. Door to:

UTILITY ROOM 11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed door to REAR GARDEN. Double glazed windows to side and rear aspects. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator.

DINING ROOM 12' 6" x 8' (3.81m x 2.44m)

Double glazed bay window to front aspect. Radiator. Under stairs storage cupboard. Laminate flooring. Doors to:



STUDY 9' 3" reducing to 6' x 7' 2" (2.82m > 1.83m x 2.18m)

Inset spotlights. Double glazed bay window to front aspect. Radiator. Laminate flooring.

DAYROOM 12' 6" x 8' (3.81m x 2.44m)

Skimmed ceiling with spotlight insets. Radiator. Laminate flooring. Opening to:



CONSERVATORY 16' 5" x 8' 8" (5m x 2.64m)

Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Radiator. Laminate flooring.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 12' 6" x 11' (3.81m x 3.35m)

Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM TWO 12' 6" x 9' 6" (3.81m x 2.9m)

Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM THREE 12' x 10' 7" (3.66m x 3.23m)

Double glazed window to rear aspect. Radiator. Built in storage cupboards. Laminate flooring. Door to:



ENSUITE 7' 2" x 2' 4" (2.18m x 0.71m)

Two piece suite comprising pedestal hand wash basin and shower cubicle with electric shower. Tiled walls. Laminate flooring.

BEDROOM FOUR 12' x 9' 3" (3.66m x 2.82m)

Double glazed window to rear aspect. Radiator. Laminate flooring.

BATHROOM 8' 3" x 6' 3" (2.51m x 1.91m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and corner bath with shower attachment. Heated towel rail. Extractor fan. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

This property is located on a prominent corner plot with double opening gates leading to shingle driveway to the **FRONT**, providing off street parking for numerous vehicles including space for caravan or motor home. Mature shrub borders.

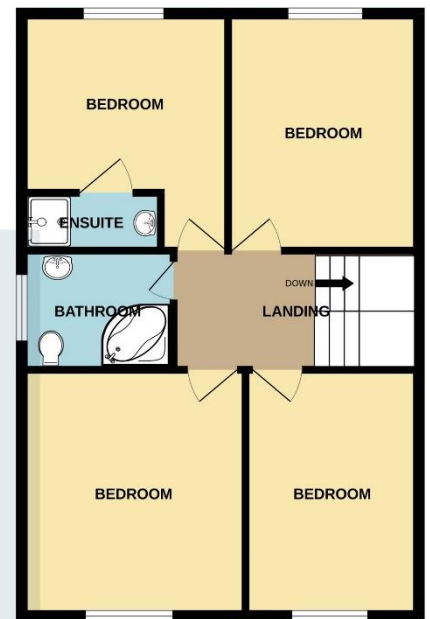
The **REAR GARDEN** measures approx. 35' and commences with paved patio and shingle area leading to lawn. Flower beds and mature shrub borders. Gated side access.



GROUND FLOOR



1ST FLOOR



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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