

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## High Road, South Benfleet, SS7 5AL



### Offers in Excess of £540,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely refurbished and extended four double bedroom detached chalet situated in a prominent corner location within easy reach of local schools, High Road shops and bus routes to Benfleet station and Tarpots. This well presented property benefits from having a 23' 10" lounge; 23' 3" kitchen/diner with bi-folding doors to the rear; two ground floor bedrooms with ground floor shower room; two first floor bedrooms with ensuites; cabin suited to home working; 42' rear garden and off street parking for 5/6 vehicles. EPC rating - D. Our ref: 12888

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# High Road, South Benfleet, Essex, SS7 5AL

Accommodation comprises:

Entrance via composite door to:

**HALLWAY** Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Further built in storage cupboard. Tiled floor. Oak doors to:



**LOUNGE** 23' 10" x 11' 4" reducing to 8' 10" (7.26m x 3.45m > 2.69m) Skimmed ceiling. Double glazed window to side aspect. Log burner. Radiator. Opening to:



**KITCHEN/DINER** 23' 3" x 12' 5" (7.09m x 3.78m) Skimmed ceiling with spotlight insets. Skylight. Double glazed bi-folding doors leading to and overlooking REAR GARDEN. Double glazed window to rear aspect. Range of modern base and eye level units with quartz working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring electric hob with extractor fan above and double electric oven under. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Integrated under counter fridge. Tiled splashbacks. Tall designer radiator. Tiled floor.



**GROUND FLOOR BEDROOM THREE** 14' 1" x 10' 7" (4.29m x 3.23m) Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



**GROUND FLOOR BEDROOM FOUR** 10' 2" x 9' max. (3.1m x 2.74m) Skimmed ceiling. Double glazed window to front aspect. Radiator.

**GROUND FLOOR BATHROOM** 8' x 5' 2" (2.44m x 1.57m) Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.

**FIRST FLOOR LANDING** Skimmed ceiling. Doors to:

**BEDROOM ONE 17' 8" max. x 10' 10" reducing to 9' 1" (5.38m x 3.3m > 2.77m)** Skimmed ceiling. Two double glazed windows to rear aspect. Radiator. Eaves storage. Door to:



**ENSUITE 12' x 6' 4" reducing to 4' 2" (3.66m x 1.93m > 1.27m)** Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Heated towel rail. Eaves storage. Part tiled walls. Tiled floor.

**BEDROOM TWO 15' 1" reducing to 9' 9" x 14' (4.6m > 2.97m x 4.27m)** Skimmed and vaulted ceiling. Double glazed windows to front aspect. Eaves storage. Radiator. Doors to:



**ENSUITE 10' x 4' (3.05m x 1.22m)** Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.

**WALK IN DRESSING ROOM 5' 7" x 4' 8" (1.7m x 1.42m)** Skimmed ceiling with spotlights.

**OUTSIDE OF PROPERTY:** To the FRONT of the property is a large, paved driveway providing off street parking for 5/6 vehicles including space for motor home or caravan. Sleeper flower beds. Shrub borders.

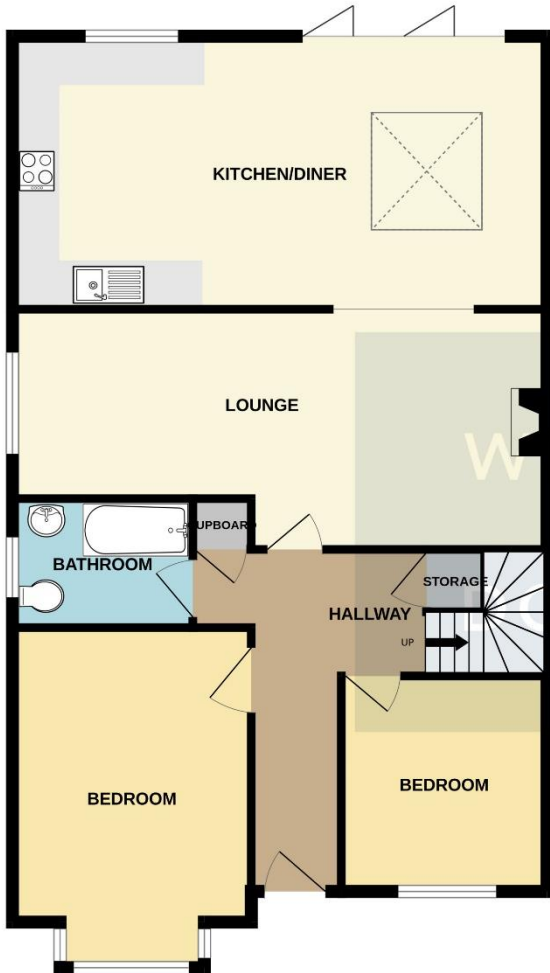


The **REAR GARDEN** measures approx. 42' and commences with raised decking area. Steps down to lawn. Gated side access. Outside tap. Exterior power and lighting.

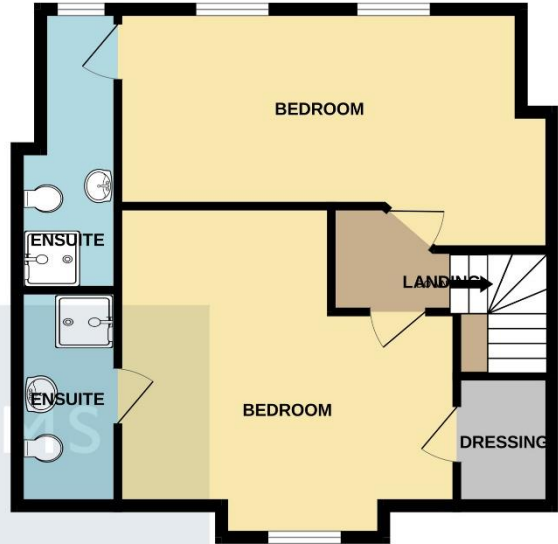
**CABIN** Double glazed French style doors. Two windows to side and front aspects. Power and lighting.



GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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.  
Made with Metropix ©2024.

**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.