

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Moreland Close, Benfleet, SS7 4ER



£385,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this lovely three bedroom semi-detached house situated in a quiet, Benfleet cul-de-sac location within easy reach of local schools, parks and Tarpots shopping facilities. The property benefits from having a spacious lounge/diner measuring 24' 2"; three good sized bedrooms; bathrooms facilities to each floor; a mature, un-overlooked West backing rear garden measuring 45' and off street parking for several vehicles.

EPC rating - TBC. Our ref: 15827

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Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

HALLWAY 12' 7" x 5' 9" (3.84m x 1.75m)

Feature stained glass window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Dado rail. Radiator. Doors to:

GROUND FLOOR SHOWER ROOM 5' 8" x 5' (1.73m x 1.52m)

UPVC double glazed lead light window to front aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with electric wall mounted shower. Tiled walls. Chrome ladder style towel rail. Tiled floor.

LOUNGE 24' 2" x 11' 9" (7.37m x 3.58m)

UPVC double glazed window to front aspect. UPVC double glazed patio doors, with sidelights, leading to and overlooking REAR GARDEN. Feature brick built fireplace. Radiator.



KITCHEN 14' 9" x 9' (4.5m x 2.74m)

Two uPVC double glazed windows to side aspect. UPVC double glazed window and further window to rear aspect. Range of base, eye level and full length units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset electric hob. Built in twin electric oven. Space for washing machine. Space for fridge. Space for freezer.



FIRST FLOOR LANDING

UPVC double glazed window to front aspect. Dado rail. Doors to:

BEDROOM ONE 12' x 11' 9" (3.66m x 3.58m)

UPVC double glazed leadlight window to front aspect. Radiator. Built in wardrobes.



BEDROOM TWO 11' 9" x 11' 9" (3.58m x 3.58m)

UPVC double glazed window to rear aspect. Radiator. Range of built in wardrobes and drawer units.



BEDROOM THREE 9' x 8' 4" (2.74m x 2.54m)

UPVC double glazed window to rear aspect. Radiator. Built in wardrobes and desk.

BATHROOM 6' 2" x 5' 4" (1.88m x 1.63m)

Obscure double glazed window to side aspect. Loft access hatch. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and panelled bath. Tiled with complementary ceramics. Radiator.



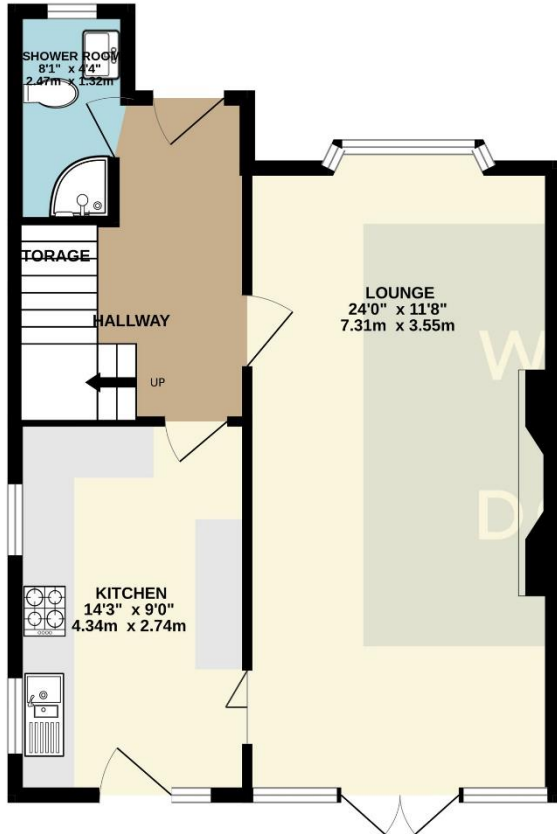
OUTSIDE OF PROPERTY: To the **FRONT** of the property is a block paved driveway providing off street parking for several vehicles and access to rear. The remainder is laid to lawn with established plants and shrubs. Slate chip flower bed. Brick retaining wall to front boundary.

The **REAR GARDEN** is West backing and measures approx. 45'. Being un-overlooked, the garden commences with paved patio with feature circular

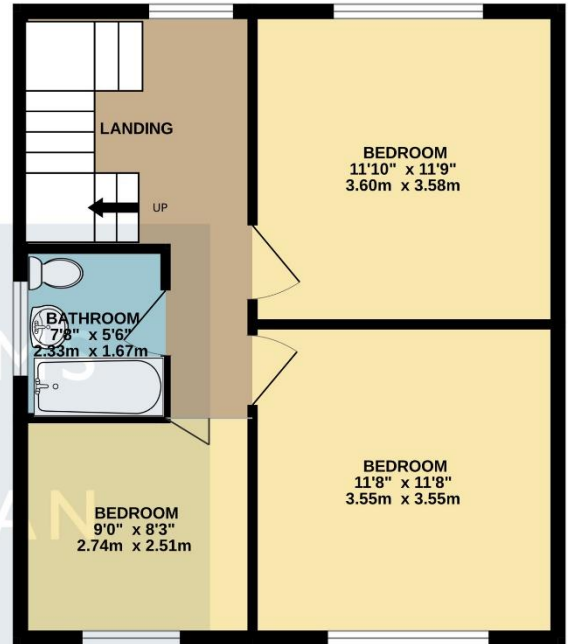
patio leading to lawn. Established flowers, trees and shrubs. Access to front.



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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