

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lower Church Road, Benfleet, SS7 4DL



Offers in Excess of £375,000

WILLIAMS and DONOVAN - within easy reach of Tarpots shopping facilities, major routes and local schools is this two bedroom semi-detached bungalow. This immaculately presented bungalow has been refurbished to provide a modern kitchen; spacious lounge measuring 21' 9"; modern four piece bathroom suite and benefits from having a lovely, mature 120' un-overlooked rear garden, detached garage and off street parking for up to four vehicles. EPC rating - E. Our ref: 15420

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Lower Church Road, Benfleet, SS7 4DL

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Loft access with drop ladder. Ornate radiator. Tiled floor. Oak doors to:

LOUNGE/DINER 21' 9" x 11' 9" reducing to 9' 7" (6.63m x 3.35m > 2.92m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Two ornate radiators. Feature electric fireplace.



KITCHEN 10' 1" x 8' 9" (3.07m x 2.67m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Range of modern base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Space for fridge/freezer. Space for dishwasher. Double glazed door to:



LEAN TO 10' 8" x 5' (3.25m x 1.52m)

Windows to side and rear aspects. Door to REAR GARDEN. Space for washing machine. Space for tumble dryer. Laminate flooring.



BEDROOM ONE 12' 1" x 11' 5" (3.68m x 3.48m)

Skimmed ceiling. Double glazed window to front aspect. Ornate radiator.



BEDROOM TWO 9' 2" x 7' 9" (2.79m x 2.36m)

Skimmed ceiling. Double glazed window to side aspect. Ornate radiator.



BATHROOM 8' x 6' 8" (2.44m x 2.03m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece modern suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and waterproof TV, and shower cubicle with overhead mixer shower. Chrome heated towel rail. Built in storage cupboard. Tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

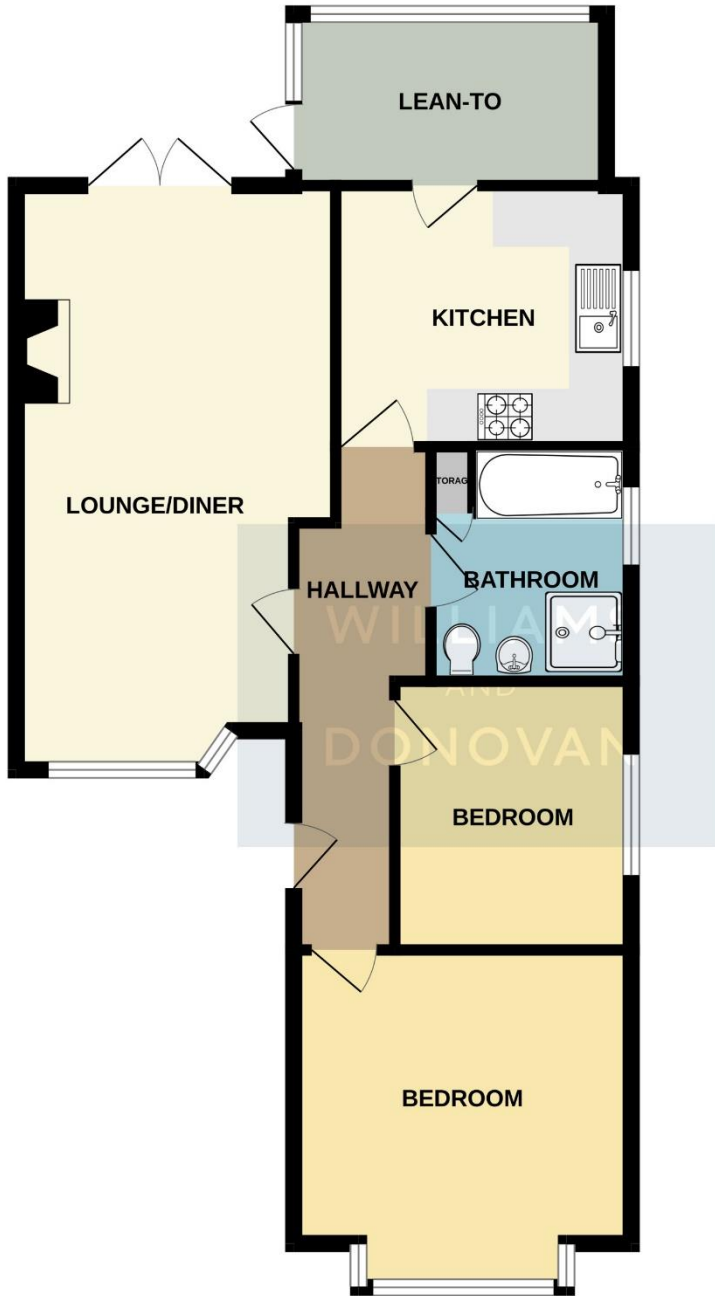
To the **FRONT** of the property is a driveway and further shingle area, providing off street parking for up to four vehicles and access to **GARAGE**. The remainder is laid to lawn.

The **REAR GARDEN** is un-overlooked and measures approx. 120'. Commencing with paved patio leading to lawn. Flower beds. Mature shrub borders. Mature trees. Summerhouse to remain. Double gates to side. Outside tap.



GARAGE Double opening doors. Power and lighting.

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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