

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Woodside Avenue, Benfleet, SS7 4NU



£375,000

WILLIAMS and DONOVAN - in the desirable dual catchment area for both The King John School and The Appleton School, and offered for sale with NO ONWARD CHAIN, is this three bedroom semi-detached house. This property benefits from having an extended kitchen/diner; lounge measuring 19' 9"; three good sized bedrooms; rear garden measuring 36'; garage and off street parking for two/three vehicles and is situated within easy reach of local schools, parks and other amenities. EPC rating - D. Our ref: 12804

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# Woodside Avenue, Benfleet, SS7 4NU

Accommodation comprises:

Entrance via composite door to:

## PORCH

Obscure double glazed windows to side aspect.  
Door to:

## LOUNGE 19' 9" x 12' (6.02m x 3.66m)

Double glazed window to front aspect. Stairs to  
FIRST FLOOR ACCOMMODATION. Two radiators.  
Double opening doors to:



## L-SHAPED KITCHEN/DINER 21' 2" x 20' 3" reducing to 10' 1" (6.45m x 6.17m > 3.07m)

Double glazed windows to side and rear aspects.  
Double glazed patio door to REAR GARDEN. Range  
of base and eye level units with roll edged working  
surfaces. Inset stainless steel sink drainer. Space  
for cooker. Space for washing machine. Space for  
dishwasher. Space for fridge/freezer. Tiled  
splashbacks. Two radiators.



## UTILITY AREA

Wall mounted combi boiler. Base units with roll  
edged working surfaces. Door to GARAGE.

## FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access.  
Radiator. Doors to:

## BEDROOM ONE 15' x 11' 3" (4.57m x 3.43m)

Skimmed ceiling with spotlight insets. Double glazed  
window to front aspect. Radiator. Laminate flooring.



## BEDROOM TWO 12' x 9' 2" (3.66m x 2.79m)

Skimmed ceiling. Double glazed window to rear  
aspect. Built in storage cupboard. Radiator.  
Stripped wooden flooring.



**BEDROOM THREE 9' x 8' 9" (2.74m x 2.67m)**  
Double glazed window to front aspect. Radiator.



**BATHROOM**  
Skimmed ceiling. Obscure double glazed windows to side and rear aspects. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for two/three vehicles and access to **GARAGE**.

The **REAR GARDEN** measures approx. 36' and commences with patio leading to lawn. Decking area to rear. Gated side access. Outside tap. Exterior lighting.



**GARAGE 17' x 8' (5.18m x 2.44m)**

With up and over door. Power and lighting.

**Agent's Note:**

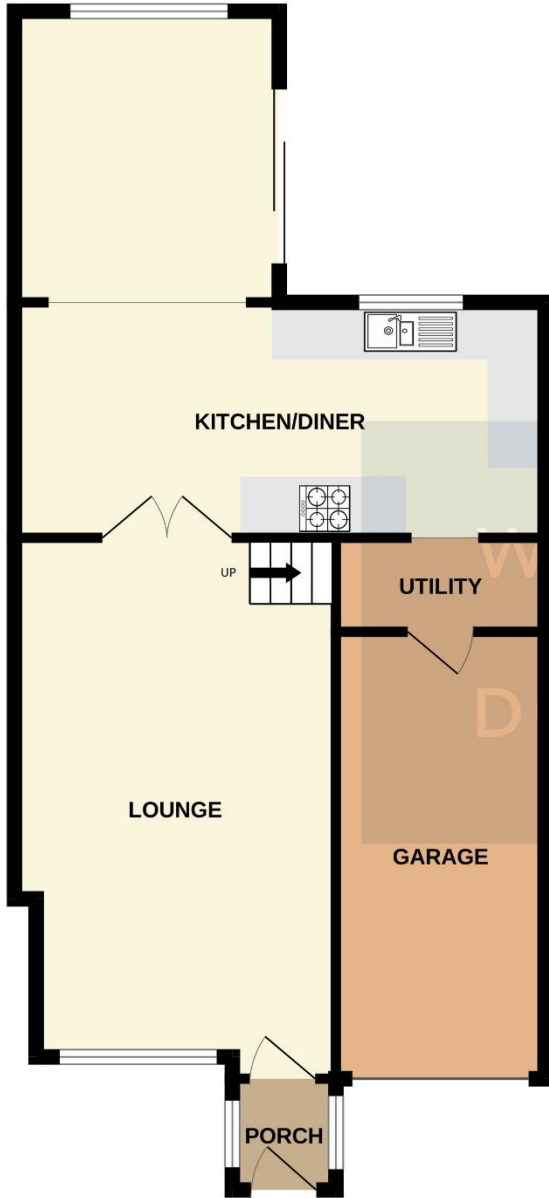
**New windows and doors fitted in the last few years.**

**Boiler replaced in 2016, serviced annually.**

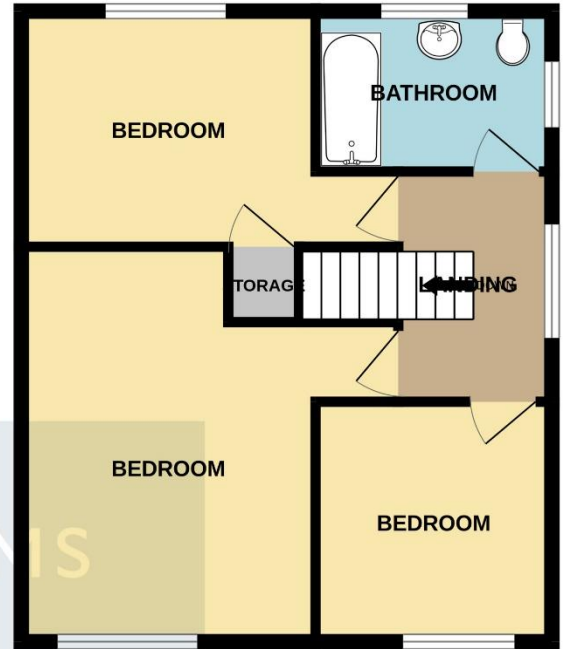
**New fascias, soffits and guttering in last three years.**

**EICR electrical testing passed.**

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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