

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Stansfield Road, Benfleet, SS7 4NB



£325,000

WILLIAMS and DONOVAN - offered for sale with NO ONWARD CHAIN and in the desirable dual catchment area for both The King John School and The Appleton School, is this three bedroom terraced house. This property requires a little updating and would make an ideal FIRST TIME BUY or BUY TO LET investment, benefitting from having a 17' 7" lounge; 11' 3" kitchen/diner; conservatory; ground floor cloakroom; three good sized bedrooms; 35' rear garden; integral garage and off street parking for two vehicles, and is within easy reach of local schools, shops and park. EPC rating - C. Our ref: 15866

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)



# Stansfield Road, Benfleet, SS7 4NB

Accommodation comprises:

Entrance via uPVC double glazed door to:

## **PORCH 5' 8" x 3' 5" (1.73m x 1.04m)**

UPVC double glazed porch. Tiled floor. UPVC double glazed door to:

## **HALLWAY 8' 6" x 6' 5" (2.59m x 1.96m)**

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:



## **GROUND FLOOR CLOAKROOM 5' 9" x 2' 6" (1.75m x 0.76m)**

Obscure uPVC double glazed leadlight window to front aspect. Two piece white suite comprising close coupled dual flush w/c and vanity mounted hand wash basin. Tiled walls.

## **LOUNGE 17' 7" x 11' 3" reducing to 10' (5.36m x 3.43m > 3.05m)**

Double glazed patio doors to CONSERVATORY. Feature fireplace with gas fire insert and back boiler. Laminate wood effect flooring.



## **KITCHEN 11' 3" x 8' 7" reducing to 7' 4" (3.43m x 2.62m > 2.24m)**

UPVC double glazed door to rear aspect. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 4 ring stainless steel gas hob with tiled splashbacks, extractor hood over and electric oven under. Integrated Bosch washing machine. Integrated fridge/freezer. Radiator.



## **CONSERVATORY 9' 8" x 7' 7" (2.95m x 2.31m)**

Wooden double glazed conservatory with doors to REAR GARDEN. Blinds to remain. Tiled floor.



**FIRST FLOOR LANDING** Loft access hatch. Built in storage cupboard. Doors to:

**BEDROOM ONE 15' 9" x 11' 9" reducing to 8' 1" (4.8m x 3.58m > 2.46m)**

UPVC double glazed leadlight window to front aspect. Radiator. Range of built in wardrobes.



**BEDROOM TWO 12' 3" x 7' 5" (3.73m x 2.26m)**

UPVC double glazed leadlight window to front aspect. Radiator.



**BEDROOM THREE 11' 5" x 7' 10" (3.48m x 2.39m)**

UPVC double glazed window to rear aspect. Radiator.

**SHOWER ROOM 7' 9" x 7' 4" (2.36m x 2.24m)**

Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and walk in shower cubicle with overhead rainmaker shower head. Tiled walls. Storage cupboard. Radiator.



**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles and access to integral GARAGE.

The **REAR GARDEN** measures approx. 35' and commences with paved patio leading to lawn area. Pathway to rear. Shed to remain. Established flower beds. Fencing to all boundaries. Gate at rear to alley.



GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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.