

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Roseberry Avenue, Benfleet, SS7 4HH



£415,000

WILLIAMS and DONOVAN are pleased to offer for sale this extended four/five bedroom detached house situated in a popular Benfleet residential location, within short walking distance of local shops and easy reach of local schools. The property benefits from having versatile accommodation including equally spacious kitchen and lounge; dining room/ground floor bedroom; four first floor bedrooms; bathrooms to both floors; West backing rear garden; garage and off street parking with electric car charging point. EPC rating - D. Our ref: 15799

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# Roseberry Avenue, Benfleet, SS7 4HH

Accommodation comprises:

Entrance via part glazed uPVC double glazed door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Further built in cloaks cupboard. Radiator. Doors to:



## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin. Radiator. Tiled walls.

## KITCHEN/BREAKFAST ROOM 16' 6" x 8' 8" (5.03m x 2.64m)

Smooth ceiling with inset spotlights. Double glazed window to side aspect. Base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer with mixer taps. Inset 4 ring gas hob. Built in double oven. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Matching breakfast bar. Radiator.



## DINING ROOM/GROUND FLOOR BEDROOM 10' 6" x 10' 4" (3.2m x 3.15m)

Obscure double glazed window to side aspect. Radiator. Double opening doors to:



## GROUND FLOOR SHOWER ROOM 10' 4" x 3' (3.15m x 0.91m)

Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and shower cubicle. Tiled walls. Extractor fan. Radiator. Tiled floor.

## INNER HALL/STUDY 10' 7" x 5' 8" (3.23m x 1.73m)

Double glazed window to side aspect. Door to:

## LOUNGE 16' 6" x 13' 6" reducing to 10' 1" (5.03m x 4.11m > 3.07m)

Double glazed patio doors to REAR GARDEN. Wall lighting. Wall mounted electric fire. Radiator.



### FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Loft access (we understand from the vendor that the loft is boarded, insulated and has a light fitted). Doors to:

### BEDROOM ONE 13' x 9' 4" (3.96m x 2.84m)

Double glazed leadlight window to front aspect. Radiator. Built in wardrobes.



### BEDROOM TWO 13' x 7' 6" (3.96m x 2.29m)

Double glazed leadlight window to front aspect. Radiator. Built in wardrobes and airing cupboard housing hot water cylinder.



### BEDROOM THREE 9' 8" x 8' 6" (2.95m x 2.59m)

Double glazed window to rear aspect. Radiator.

### BEDROOM FOUR 9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed leadlight window to rear aspect. Radiator.

### BATHROOM 6' 2" x 4' 5" (1.88m x 1.35m)

Double glazed leadlight window to side aspect. Three piece suite comprising close coupled w/c, wall mounted hand wash basin and panelled bath with shower over. Tiled walls. Radiator.

### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking and access to **GARAGE**. The remainder is laid to lawn with shrub borders. Electric car charging point. Gated side access.

The **REAR GARDEN** is West backing and measures approx. 28'. Commencing with paved areas enclosing central lawn area. Summerhouse to remain. Fencing to all boundaries.



**GARAGE** with up and over door.

### Agent's Note:

**We understand from the vendors, that the boiler has been recently fitted.**



**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.