

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## London Road, Benfleet, SS7 1BN



£300,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this two bedroom semi-detached bungalow situated on the London Road in Benfleet. The property benefits from having a 20' 9" lounge; two good sized bedrooms; beautifully landscaped 70' rear garden and off street parking to the front for numerous vehicles. EPC rating - D. Our ref: 15872

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)



# London Road, Benfleet, SS7 1BN

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

**HALLWAY 17' 6" x 3' 8" (5.33m x 1.12m)**

Loft access hatch. Radiator. Doors to:

**LOUNGE 20' 9" x 11' 7" approx. (6.32m x 3.53m)**

UPVC double glazed window to front aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Two further uPVC double glazed windows to rear aspect. Feature fireplace. Radiator.



**KITCHEN 9' 9" x 8' 3" (2.97m x 2.51m)**

Dual aspect uPVC double glazed windows to side and rear aspects. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space for gas cooker. Space for dishwasher. Space for fridge/freezer.

Part tiled walls. Tiled floor.



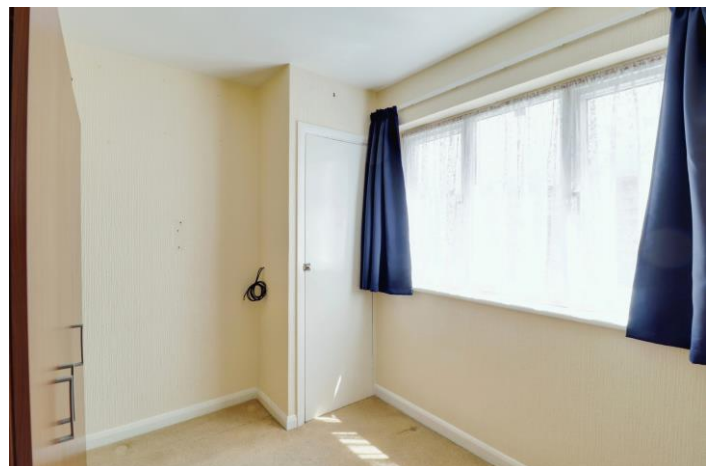
**BEDROOM ONE 12' 8" x 12' 3" (3.86m x 3.73m)**

UPVC double glazed window to front aspect. Radiator.



**BEDROOM TWO 10' 3" x 7' 9" (3.12m x 2.36m)**

UPVC double glazed window to side aspect. Built in storage cupboard. Radiator.



### **SHOWER ROOM 6' 7" x 5' 7" (2.01m x 1.7m)**

Obscure uPVC double glazed windows to side aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted hand wash basin and shower cubicle with electric wall mounted shower. Tiled walls.

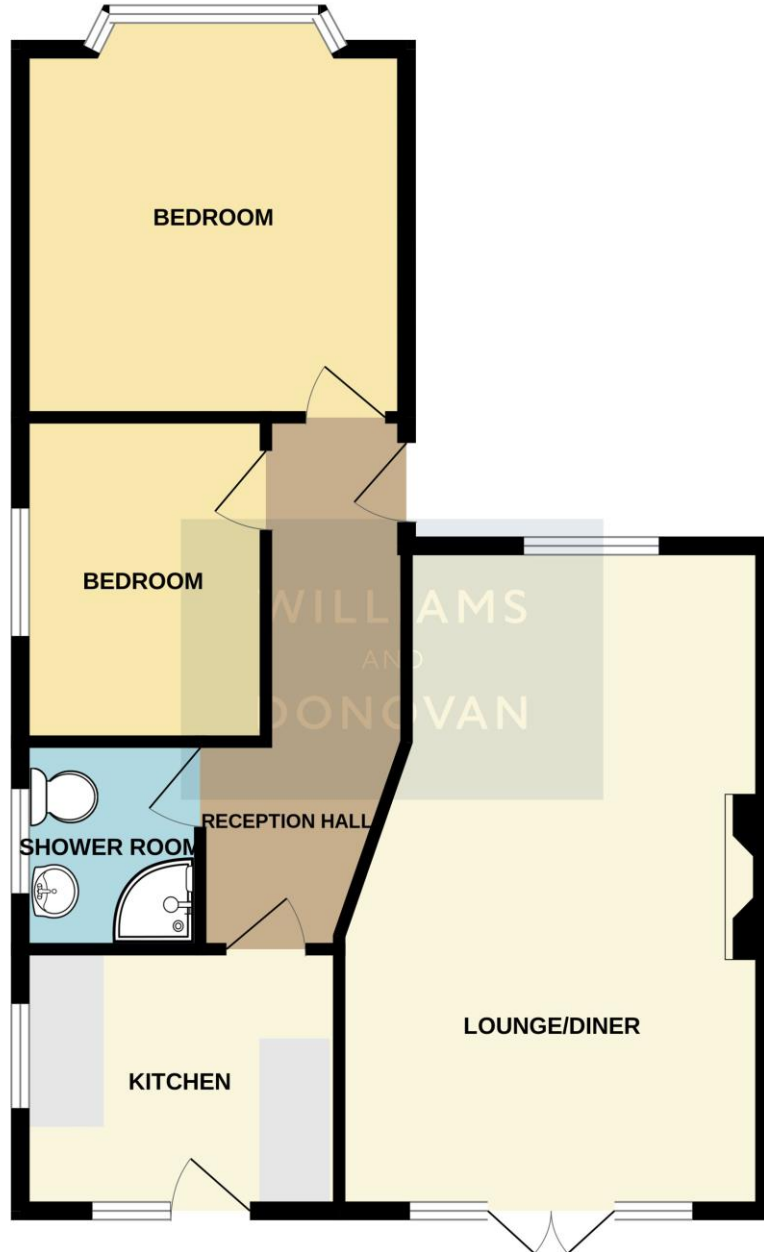


**OUTSIDE OF PROPERTY:** To the **FRONT** of the property, an independent driveway provides off street parking for numerous vehicles. Double gates to side leading to **REAR GARDEN**. Pathway and lawn area. Mature flower beds.

The **REAR GARDEN** measures approx. 70' and is beautifully landscaped. Commencing with paved patio with sun canopy. Pathway to rear. Two lawn areas with various mature flower beds. Fencing to all boundaries. Three sheds to remain. Greenhouse to remain.



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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