

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Warwick Close, Benfleet, SS7 4JB



£365,000

WILLIAMS and DONOVAN - situated in a quiet Benfleet cul-de-sac location, in close proximity to Woodside Park, is this two bedroom detached bungalow. The property benefits from having a 15' 8" lounge; 13' 8" kitchen; two good sized bedrooms; garage with off street parking for two vehicles, and a South backing rear garden.

EPC rating - TBC. Our ref: 15854

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Warwick Close, Benfleet, SS7 4JB

Accommodation comprises:

Entrance via uPVC double glazed door to:

## RAIN PORCH

Laminate wood effect flooring. UPVC double glazed door to:

## HALLWAY

Loft access hatch. Laminate wood effect flooring. Doors to:

## KITCHEN 13' 8" x 9' 3" (4.17m x 2.82m)

Skimmed ceiling. 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 sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in eyeline electric oven. Washing machine, dishwasher and fridge/freezer to remain. Small breakfast bar. Radiator.



## LOUNGE 15' 8" x 10' 8" (4.78m x 3.25m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Two radiators. Laminate wood effect flooring.



## BEDROOM ONE 13' 6" x 12' 10" (4.11m x 3.91m)

UPVC double glazed window to front aspect. Range of built in wardrobes. Radiator. Laminate wood effect flooring.



## BEDROOM TWO 14' 2" x 7' 10" (4.32m x 2.39m)

UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.

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

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Three piece white suite comprising close coupled, dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Part tiled walls. Chrome heated ladder style towel rail.



### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for two vehicles and access to **GARAGE**. Various established flower beds.

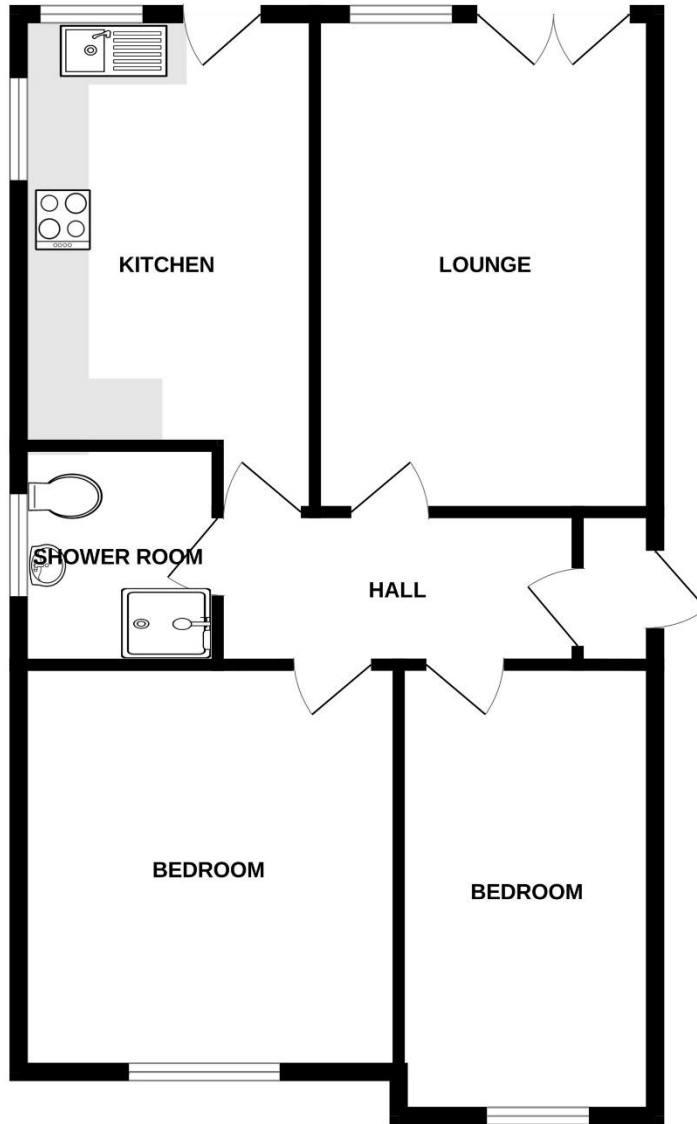
The low maintenance **REAR GARDEN** is South backing and measures approx. 25'. Steps down to shingle pathway with various established flower bed and shrubs. Fencing to all boundaries. Greenhouse to remain. Gated side access. Rear access door to **GARAGE**.



### **GARAGE 17' 2" x 8' (5.23m x 2.44m)**

With up and over door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.  
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**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.