

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oakfield Road, South Benfleet, SS7 5NN



£375,000

We are delighted to offer for sale with NO ONWARD CHAIN, this three bedroom semi-detached house situated in a desirable South Benfleet location, within easy reach of local schools, High Road shops and Benfleet station. The property requires a little updating and would make an ideal FIRST TIME BUY, benefitting from having a spacious lounge; kitchen/diner; off street parking for two/three vehicles and a 90' South backing rear garden. EPC rating - TBC. Our ref: 15658.

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Airing cupboard housing hot water cylinder. Further built in storage cupboard. Doors to:

GROUND FLOOR BATHROOM 7' 10" x 5' 6" (2.39m x 1.68m) Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Radiator. Tiled walls.



LOUNGE 16' 7" x 10' (5.05m x 3.05m) Double glazed window to front aspect. Further window to side aspect. Feature gas fireplace. Wall lighting. Radiator.



KITCHEN/DINER 14' 7" x 12' reducing to 9' 4" (4.44m x 3.66m > 2.84m) Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to side aspect. Double glazed patio doors to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset gas hob with extractor hood above. Built in electric oven. Space for washing machine. Space for under counter fridge. Tiled splashbacks. Built in under stairs storage cupboard. Wall

mounted boiler. Radiator.



FIRST FLOOR LANDING Skimmed ceiling. Loft access. Doors to:

BEDROOM ONE 16' 6" x 10' (5.03m x 3.05m) Double glazed window to front aspect. Further window to side aspect. Built in storage cupboard. Radiator. Door to:



ENSUITE W/C Close coupled w/c and hand wash basin.

BEDROOM TWO 14' 7" x 9' 6" (4.44m x 2.9m) Skimmed ceiling. Double glazed window to rear aspect with spectacular views across Benfleet. Built in wardrobe. Radiator.



BEDROOM THREE 9' 9" x 7' 6" (2.97m x 2.29m) Skimmed ceiling. Double glazed window to side aspect. Built in wardrobe. Radiator.



OUTSIDE OF PROPERTY: To the FRONT of the property is a driveway providing off street parking for two/three vehicles. Car port. Stone shingle borders. Shrub edging.

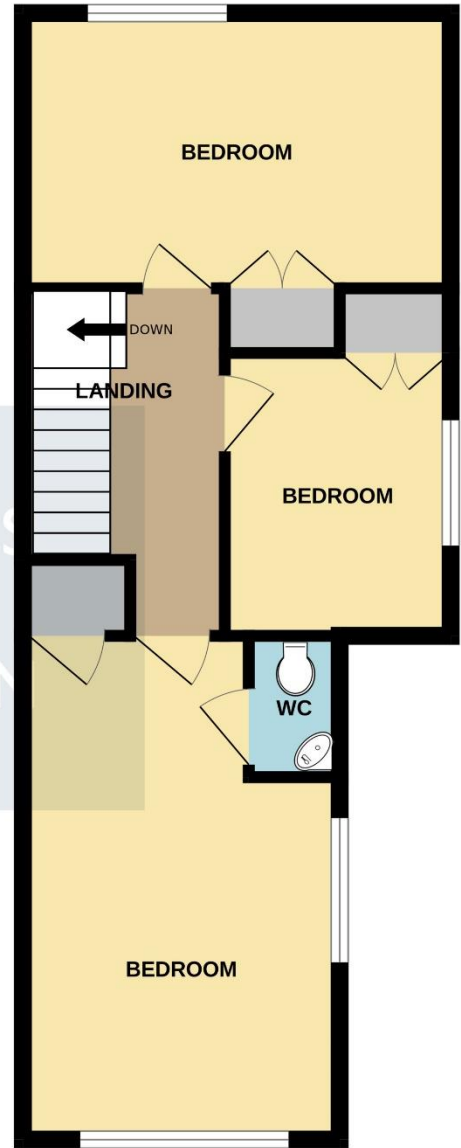
The **REAR GARDEN** is approx. 90' and South backing. Commencing with paved patio and steps down to lawn. Flower bed and shrub borders. Sheds to remain. Gated side access. Outside tap. Exterior lighting.



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.
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