

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Manor Road, Benfleet, SS7 4JD



£400,000

WILLIAMS and DONOVAN are pleased to bring to the market this extended three bedroom semi-detached house situated in a popular Benfleet residential location, within easy reach of local schools, shops and Woodside Park. Offered with NO ONWARD CHAIN, the property benefits from having lounge measuring 24' 5"; conservatory; separate dining room; West backing 100' rear garden and off street parking for four vehicles. EPC rating - TBC. Our ref: 15622

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

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# Manor Road, Benfleet, SS7 4JD

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Part tiled walls.

## L-SHAPED LOUNGE 24' 5" x 13' reducing to 8' 4" (7.44m x 3.96m > 2.54m)

Double glazed window to front aspect. Brick built fireplace. Radiator. Double opening doors to DINING ROOM.



## KITCHEN 11' x 10' 9" (3.35m x 3.28m)

Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Integrated fridge/freezer. Integrated dishwasher. Tiled floor. Opening to:



## DINING ROOM 16' 9" x 10' (5.11m x 3.05m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Radiator. Laminate flooring. Double glazed French style doors leading to:



## CONSERVATORY 11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Ceiling fan. Radiator. Laminate flooring.



## FIRST FLOOR LANDING

Double glazed window to side aspect. Built in storage cupboard. Doors to:

## BEDROOM ONE 13' 3" x 11' 1" (4.04m x 3.38m)

Double glazed window to rear aspect. Built in wardrobes. Radiator. Laminate flooring.



**BEDROOM TWO 10' 7" x 8' 9" (3.23m x 2.67m)**

Double glazed window to front aspect. Built in wardrobe. Radiator. Airing cupboard. Laminate flooring.



**BEDROOM THREE 10' 5" x 7' 9" max. (3.18m x 2.36m)**

Double glazed window to front aspect. Built in storage cupboard. Radiator.

**BATHROOM 8' reducing to 4' 8" x 6' (2.44m > 1.42m x 1.83m)**

Double glazed window to rear aspect. Two piece suite comprising hand wash basin with storage beneath and panelled bath. Part tiled walls. Radiator.



**SEPARATE W/C**

Obscure double glazed windows to side aspect. Low level w/c. Part tiled walls. Laminate flooring.

**OUTSIDE OF PROPERTY:**

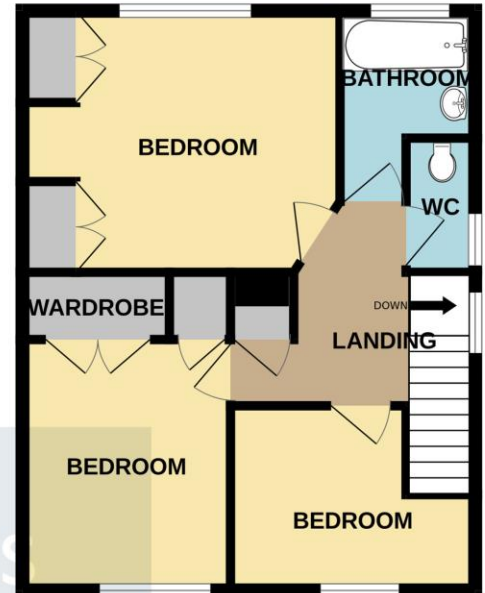
To the **FRONT** of the property is a crazy paved driveway providing off street parking for four vehicles. Brick retaining wall to front boundary. Shrub borders.

The **REAR GARDEN** is West backing and measures approx. 100'. Commencing with paved patio leading to lawn. Mature shrub borders. Gated side access.



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.

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



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TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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