

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spencer Road, Benfleet, SS7 3EU



GUIDE PRICE £350,000 - £375,000

Situated in a popular Benfleet residential location, within catchment for the OFSTED outstanding Robert Drake Primary School, and easy reach of other local schools, amenities and local and major routes via the A13, is this two bedroom detached chalet. The property benefits from having two reception areas; two double bedrooms; shower room; garage with off street parking and a 45' rear garden.

EPC rating - TBC. Our ref: 15899

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Accommodation comprises:

Entrance via obscure glazed door to:

HALLWAY

Obscure double glazed window with plantation shutters, to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Door to:

LOUNGE 14' x 13' 10" approx. (4.27m x 4.22m)

UPVC double glazed bay window, with plantation shutters, to front aspect. Radiator. Sliding door to:



KITCHEN/DINER 18' 2" reducing to 14' 9" x 9' (5.54m > 4.5m x 2.74m)

Skimmed ceiling. Double glazed patio doors to rear aspect. Double glazed window to rear aspect. 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 and Bosch twin electric oven under. Space for washing machine. Space for dishwasher. Space for fridge. Built in pantry cupboard. Part laminate wood effect floor.



FIRST FLOOR LANDING

Obscure window to rear aspect. Built in storage cupboard housing boiler. Doors to:

BEDROOM ONE 11' 4" x 10' 7" approx. (3.45m x 3.23m)

UPVC double glazed window, with plantation shutters, to front aspect. Eaves storage cupboard. Built in mirrored wardrobe. Radiator.



BEDROOM TWO 9' 6" x 9' 5" max. (2.9m x 2.87m)

Double glazed window to rear aspect. Two built in eaves storage cupboard. Radiator.



SHOWER ROOM 8' 5" x 5' 5" max. (2.57m x 1.65m)

Obscure uPVC double glazed window to front aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Radiator. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large independent block paved driveway providing off street parking for numerous vehicles and access to **GARAGE**. Established flower and shrub bed borders. Gated side access.

The **REAR GARDEN** is wedge shaped and measures approx. 45' at its maximum. Low maintenance garden being paved throughout with lovely, mature shrub borders. Fencing to all boundaries.



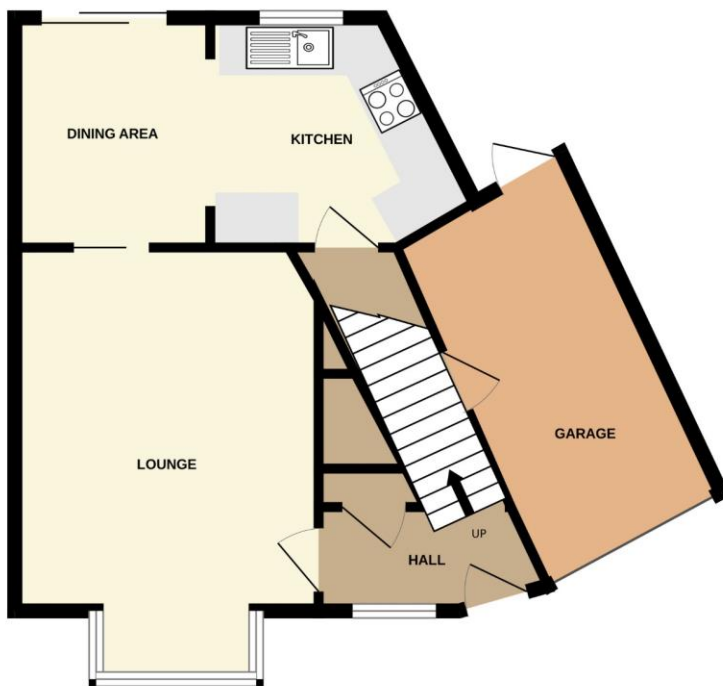
GARAGE 16' 10" x 7' 5" (5.13m x 2.26m)

With electric up and over door. Power and lighting. Built in storage cupboard. Door to **REAR GARDEN**.

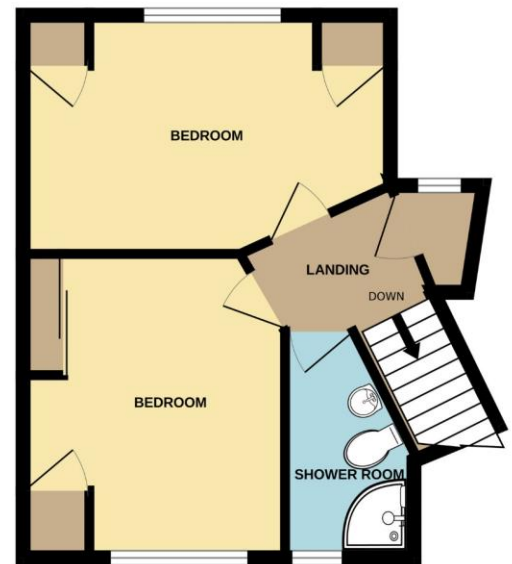
Agent's Note:

We understand that a new combi boiler was recently installed with an annual service contract in place.

GROUND FLOOR



1ST FLOOR



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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.