

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Watlington Road, South Benfleet, SS7 5DT



£400,000

This well presented three bedroom semi-detached chalet bungalow is located in the popular Jotmans area of South Benfleet, within easy reach of all local amenities and walking distance of Benfleet station. The property benefits from having a spacious lounge, modern fitted kitchen and dining area, three double bedrooms, contemporary four piece bathroom and 60' rear garden. EPC rating - D. Our ref: 15892

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Watlington Road, South Benfleet, SS7 5DT

Accommodation comprises:

Entrance via uPVC door to:

HALLWAY

Skimmed ceiling. Laminate wood flooring. Open plan to DINING AREA. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising low level w/c and pedestal mounted wash hand basin. Radiator. Laminate wood flooring.

LOUNGE 22' 1" x 14' reducing to 11' 8" (6.73m x 4.27m > 3.56m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to front. Two radiators. Laminate wood flooring.



KITCHEN 20' 7" x 19' 8" reducing to 7' 2" (6.27m x 5.99m > 2.18m)

Skimmed ceiling. Double glazed windows to front and side aspects. Extensive range of base and eye level units. Roll top working surfaces. Inset one and a quarter sink unit with chrome mixer tap. Inset 4 ring gas hob with extractor fan above. Built in double electric oven. Integrated dishwasher. Integrated under counter fridge and freezer. Space and plumbing washing machine. Radiator. Laminate wood flooring.

DINING ROOM 17' 9" x 9' 8" max (5.41m x 2.95m)

Skimmed ceiling. Double glazed French style doors overlooking and providing access to REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION. Under floor storage cupboard. Radiator. Laminate wood flooring.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Doors to:

BEDROOM ONE 12' 2" x 8' 2" (3.71m x 2.49m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM TWO 12' x 9' 4" (3.66m x 2.84m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate wood flooring.



BEDROOM THREE 12' 8" x 10' (3.86m x 3.05m)

Skimmed ceiling with spotlight insets. Double glazed Velux window to front aspect with fitted blind. Fitted wardrobe. Radiator. Eaves storage.



BATHROOM

Skimmed ceiling with spotlight insets. Double glazed Velux window to front aspect. Contemporary four piece suite comprising low level w/c, pedestal mounted hand wash basin, panelled bath with shower attachment and shower cubicle with electric shower. Part tiled walls. Radiator. Extractor fan. Tiled floor.

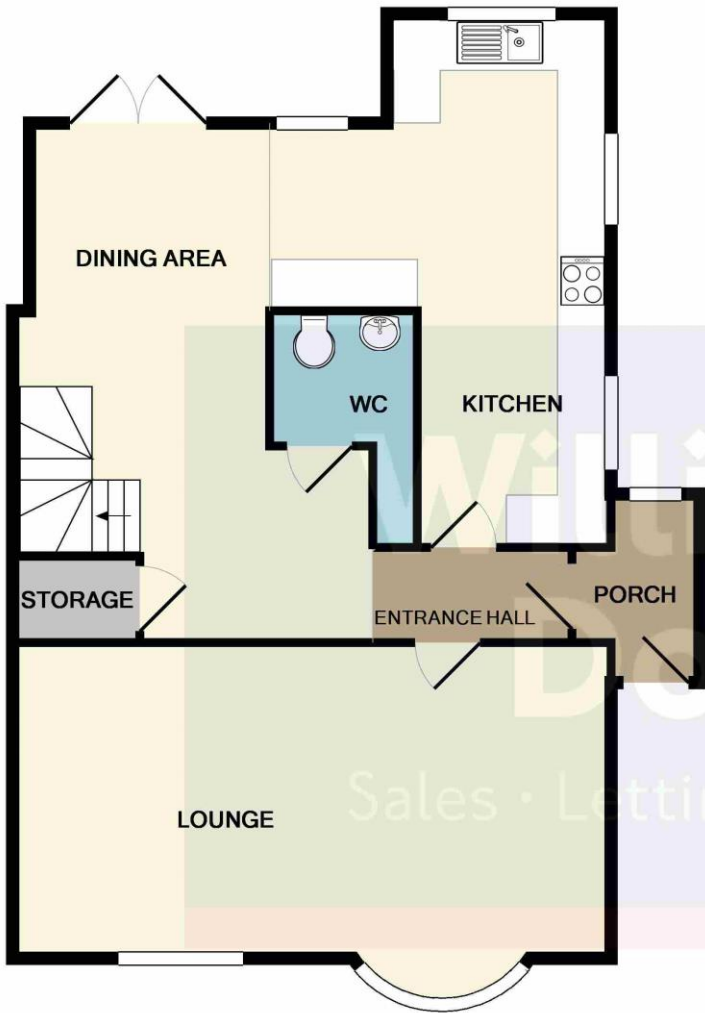


OUTSIDE OF PROPERTY:

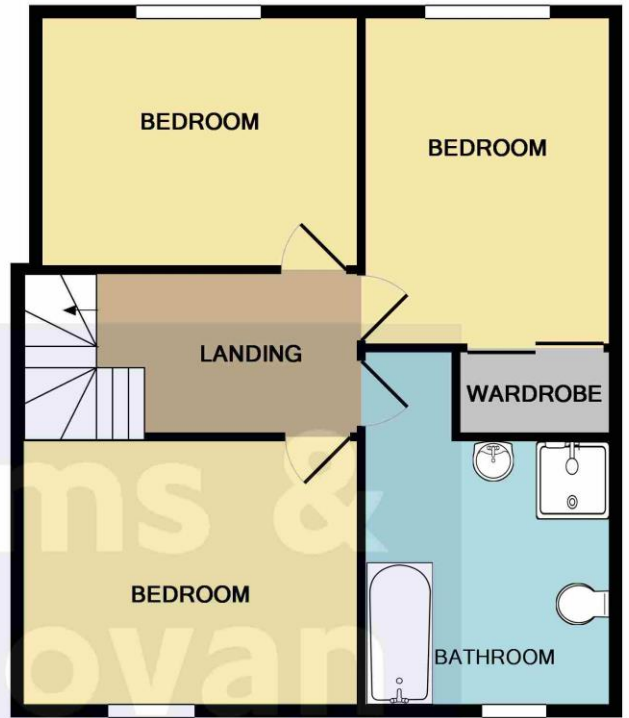
To the **FRONT** of the property a paved driveway provides parking for up to three vehicles.

The **REAR GARDEN** measures approx. 60' and commences with decking area with steps down to lawn. Flower and shrub borders. Shed to remain, with power. Outside tap. Gated side access.





GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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