

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Appleton Road, South Benfleet, SS7 5DB



£335,000

Situated on the ever popular Jotmans estate in South Benfleet and offered for sale with NO ONWARD CHAIN, is this extended two bedroom semi-detached bungalow. Benefitting from having a lounge measuring 20' 8"; kitchen/breakfast room measuring 18' 3"; utility area; two double bedrooms; 55' West backing rear garden and off street parking for one with potential for more. EPC rating - E. Our ref: 15897

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Appleton Road, South Benfleet, SS7 5DB

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Radiator. Doors to:

KITCHEN/BREAKFAST ROOM 18' 3" x 7' 3" (5.56m x 2.21m)

Two double glazed windows to side aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Breakfast bar. Space for cooker with extractor fan above. Space for fridge/freezer. Space for dishwasher. Wall mounted combi boiler. Radiator. Tiled floor.



LOUNGE 20' 8" x 10' max. (6.3m x 3.05m)

Double glazed door to REAR GARDEN. Two radiators. Wall lighting.



BEDROOM ONE 13' 10" x 11' 10" (4.22m x 3.61m)

Double glazed bay window to front aspect. Feature fireplace. Radiator. Laminate flooring.



BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m)

Double glazed window to front aspect. Air conditioning unit. Radiator.



UTILITY AREA 7' 9" x 4' 5" (2.36m x 1.35m)

Loft access. Airing cupboard. Roll edged working surface. Base level units. Space for washing machine. Space for tumble dryer. Opening to:



BATHROOM 9' 2" x 5' 3" max. (2.79m x 1.6m)

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with electric shower over. Tiled walls. Radiator.



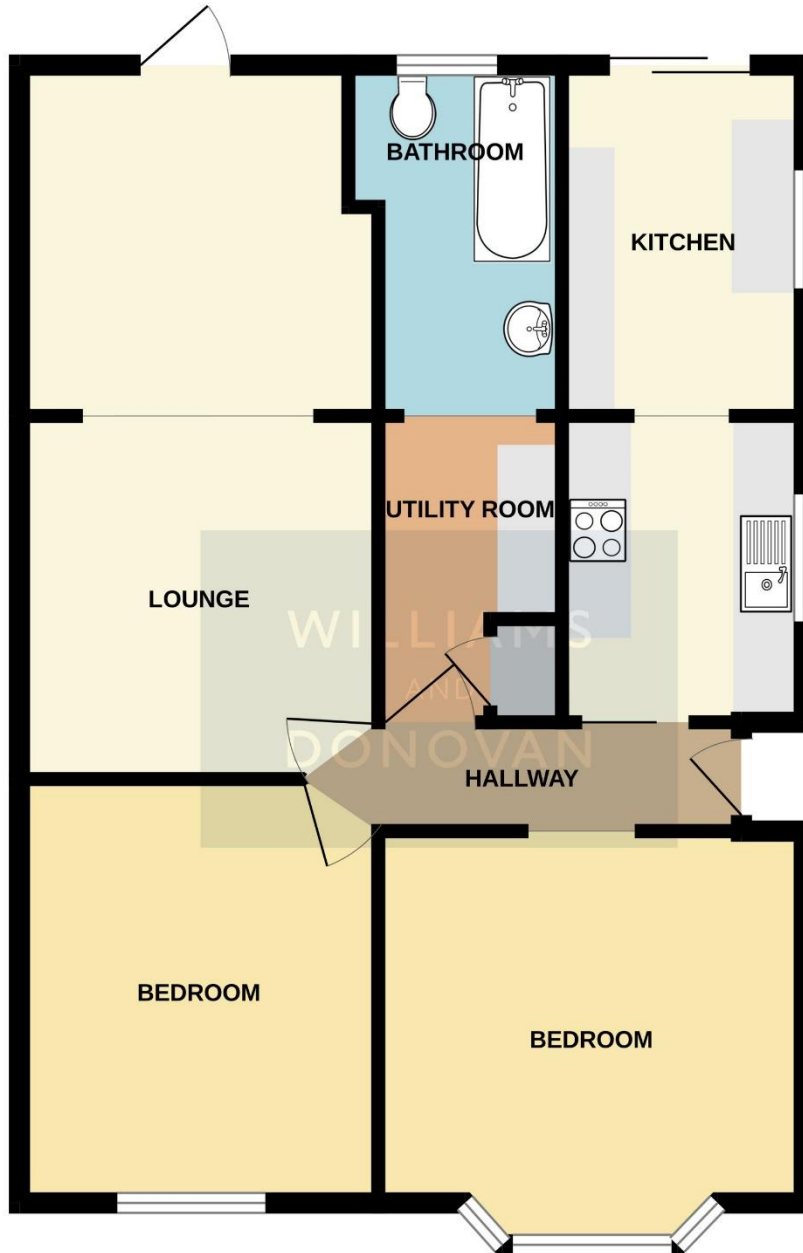
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for one vehicle with potential for more. The remainder is laid to lawn with mature shrub borders.

The **REAR GARDEN** is West backing and measures approx. 55'. Commencing with paved patio leading to lawn. Mature shrub bed borders. Rear decking area. Shed to remain. Gated side access. Outside tap. Exterior lighting.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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