

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Glebelands, Benfleet, SS7 4LT



£525,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this immaculately presented four bedroom detached house. Benefitting from having a modern kitchen; 20' 4" lounge; separate dining room; utility room; ground floor cloakroom; four good sized bedrooms; luxury four piece bathroom suite; approx. 75' secluded rear garden and off street parking for two vehicles, this property is situated in a quiet Benfleet cul-de-location within easy reach of local schools and amenities.

EPC rating - E. Our ref: 15839

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

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# Glebelands, Benfleet, Essex, SS7 4LT

Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Tiled floor. Solid oak doors to:

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Part tiled walls. Heated towel rail. Tiled floor.

## LOUNGE 20' 4" x 13' 6" (6.2m x 4.11m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Feature fireplace. Two radiators. Understairs storage cupboard. Laminate flooring.



## KITCHEN 10' x 8' 6" (3.05m x 2.59m)

Skimmed ceiling. Double glazed window to front aspect. Double glazed door to side aspect. Range of modern base and eye level units with roll edged working surfaces. Inset stainless steel one and a half bowl sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated under counter fridge. Radiator. Solid oak floor.



## DINING ROOM 11' 10" x 7' 8" (3.61m x 2.34m)

Skimmed ceiling. Double glazed bay window to front aspect. Wall lighting. Radiator. Oak door to:



## UTILITY ROOM 7' 8" x 4' 1" (2.34m x 1.24m)

Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted combi boiler.

## FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to side aspect. Loft access. Radiator. Laminate flooring. Oak doors to:

## BEDROOM ONE 12' 8" x 10' 1" (3.86m x 3.07m)

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



**BEDROOM TWO 11' 10" x 9' 4" (3.61m x 2.84m)**

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



**BEDROOM THREE 10' 5" x 7' 6" (3.18m x 2.29m)**

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



**BEDROOM FOUR 9' 10" max. x 7' (3m x 2.13m)**

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.

**LUXURY FAMILY BATHROOM 8' 10" x 7' 5" (2.69m x 2.26m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, free standing bath with shower attachment and double length shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Hedging to both sides.

The secluded **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Mature shrub borders. Shed to remain. Gated side access.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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