

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Queens Road, South Benfleet, SS7 1JN



£600,000

Situated in one of the most highly sought after roads in South Benfleet, within easy reach of High Road shops and amenities and just half a mile from Benfleet station, is this pretty four bedroom detached house. Offered for sale with NO ONWARD CHAIN, this property benefits from having a kitchen with separate utility room; two reception rooms; bedroom one with ensuite; un-overlooked rear garden with brick built garden room/office; garage and off street parking for numerous vehicles, motor home or caravan.

EPC rating - D. Our ref: 15063

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

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



Queens Road, South Benfleet, SS7 1JN

Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:

LOUNGE 14' 6" x 11' 5" (4.42m x 3.48m)

UPVC double glazed windows to front and side aspects. Radiator. Feature fireplace. Opening to:



DINING ROOM AREA 13' x 12' (3.96m x 3.66m)

Coved ceiling. UPVC double glazed window to side aspect. UPVC double glazed patio doors leading to REAR GARDEN. Radiator. Feature fireplace.



KITCHEN 12' 4" x 9' 10" (3.76m x 3m)

Dual aspect uPVC double glazed windows to side and rear aspects. Obscure glazed door to UTILITY ROOM. Range of base and eye level units with granite working surfaces and tiled splashbacks. Inset white ceramic one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring gas hob with extractor hood over. Built in twin electric eyeline ovens. Space for dishwasher inside cupboard. Radiator. Tiled floor.

UTILITY ROOM 6' 9" x 6' 6" (2.06m x 1.98m)

UPVC double glazed windows to both sides. UPVC double glazed door to REAR GARDEN. Space and plumbing for washing machine. Space for tumble dryer. Gas boiler. Tiled floor.

GROUND FLOOR CLOAKROOM 5' 7" x 3' (1.7m x 0.91m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising enclosed w/c and wall mounted hand wash basin. Tiled floor.

FAMILY BATHROOM 9' 2" x 5' 2" (2.79m x 1.57m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with chrome shower mixer tap. Radiator. Tiled floor.

FIRST FLOOR LANDING

Loft access hatch. UPVC double glazed window to side aspect to half stair. Doors to:

BEDROOM ONE 10' 4" x 10' 4" (3.15m x 3.15m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Built in wardrobes. Door to:



ENSUITE 8' 6" x 2' 9" (2.59m x 0.84m)

Coved and skimmed ceiling. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with wall mounted electric shower. Tiled floor.

BEDROOM TWO 11' 10" x 11' 2" (3.61m x 3.4m)

UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 10' 9" reducing to 7' 8" x 8' 9"
(3.28m > 2.34m x 2.67m)

UPVC double glazed window to front aspect. Radiator. Built in mirrored wardrobes.

BEDROOM FOUR 12' 9" x 6' 4" max. (3.89m x 1.93m)

UPVC double glazed window to front aspect. Radiator. Eaves storage cupboard. Further built in cupboard housing hot water cylinder.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles with space for motorhome or caravan and access to GARAGE. Established flower beds, trees and shrubs. Gated side access.



The **REAR GARDEN** measures approx. 35' and commences with block paved pathway to lawn. Various mature flower beds with a variety of flowers, trees and shrubs. Pergola with further patio area. Fencing to boundaries. Gated side access.

GARDEN ROOM/OFFICE 11' x 7' 5" (3.35m x 2.26m)

Brick built room suitable for home working. UPVC double glazed window and door to front. Power and lighting.



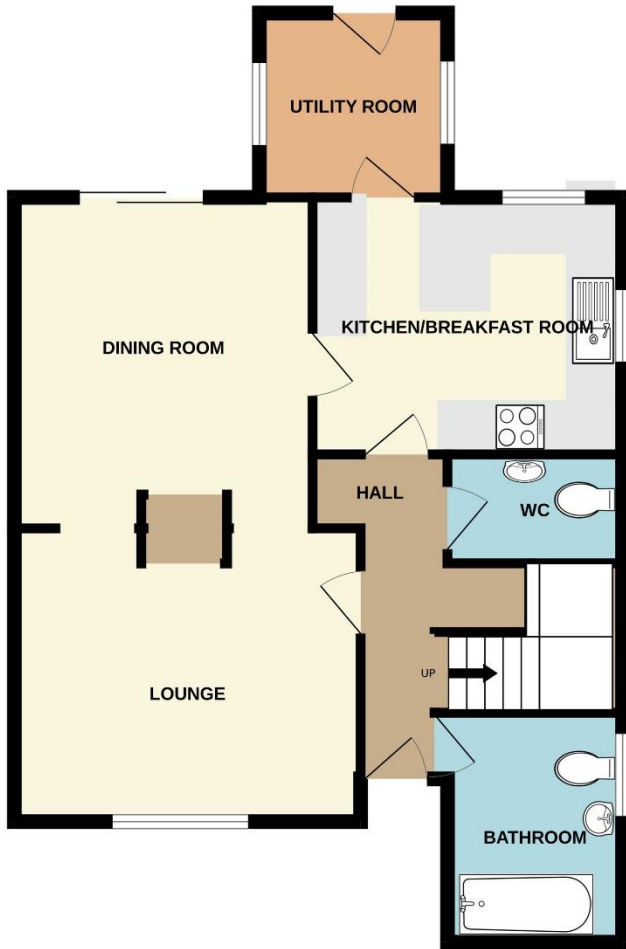
GARAGE 20' 7" x 9' (6.27m x 2.74m)

With up and over door. UPVC double glazed door to side. Double glazed windows to rear and side. Power and lighting.

AGENTS NOTE

Recently fitted external insulation and silicone rendering.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.
Made with Metropix ©2024

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.