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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Romsey Road, Benfleet, SS7 5TP



£450,000

We are pleased to offer for sale with NO ONWARD CHAIN, this well presented four bedroom semi-detached house situated in a popular Benfleet residential location, within easy reach of the many amenities on offer at Tarpots and major routes via the A13. The property benefits from having a spacious lounge; kitchen/diner; ground floor bedroom; ground floor shower room and first floor bathroom; three first floor double bedrooms; balcony; un-overlooked 75' West backing rear garden and off street parking for two vehicles. EPC rating - D. Our ref: 15686

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

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# Romsey Road, Benfleet, SS7 5TP

Accommodation comprises:

Entrance via uPVC double glazed leadlight front door to:

## HALLWAY

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Built in storage cupboard. Doors to:

## GROUND FLOOR WET ROOM 10' 9" x 7' 2" (3.28m x 2.18m)

Skimmed ceiling. Obscure uPVC double glazed leadlight window to side aspect. Further obscure window to front aspect. Close coupled w/c. Wall mounted hand wash basin. Wall mounted electric shower with shower curtain and wet room floor. Tiled walls. Sliding door to:



## GROUND FLOOR BEDROOM FOUR 10' 9" x 8' 2" (3.28m x 2.49m)

Coved and skimmed ceiling. UPVC double glazed leadlight window to side aspect. Radiator.



## KITCHEN/DINER 17' 1" x 11' 10" (5.21m x 3.61m)

UPVC double glazed window to side aspect. UPVC double glazed door to side. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring stainless steel gas hob with extractor hood over and electric oven under. Integrated dishwasher. American style fridge/freezer to remain. Integrated washing machine. French style doors to:



## LOUNGE 19' 3" x 10' 6" (5.87m x 3.2m)

Ornate coved and skimmed ceiling. Two full length feature uPVC double glazed windows to rear aspect. UPVC double glazed French style doors providing access to and overlooking REAR GARDEN. Radiator.

## FIRST FLOOR LANDING

Loft access. Built in airing cupboard. Doors to:

## BEDROOM ONE 16' 3" into wardrobes x 9' 9" (4.95m x 2.97m)

UPVC double glazed leadlight bay window to front aspect. Range of built in wardrobes. Radiator.



**BEDROOM TWO 17' 4" x 8' 10" (5.28m x 2.69m)**

Two uPVC double glazed windows to rear aspect.  
UPVC double glazed door to BALCONY at rear.  
Radiator.

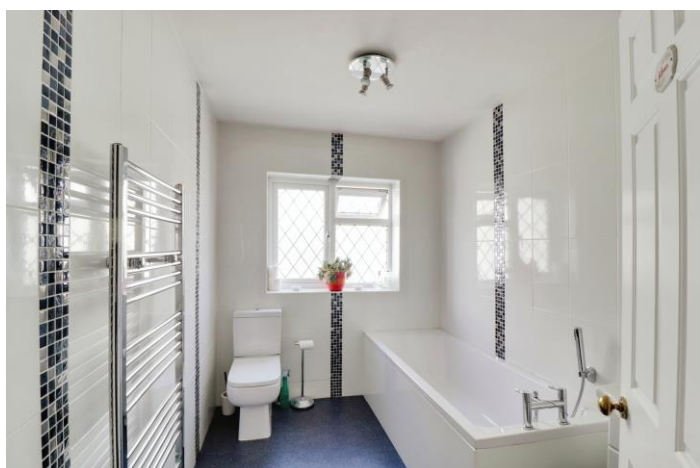


**BEDROOM THREE 17' 7" reducing to 14' 5" x 7' 9" (5.36m > 4.39m x 2.36m)**

Two uPVC double glazed windows to rear aspect.  
UPVC double glazed door to BALCONY at rear.  
Radiator.

**FAMILY BATHROOM 8' 8" x 6' 5" (2.64m x 1.96m)**

Skimmed ceiling. Obscure uPVC double glazed leadlight window to side aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with chrome mixer tap. Chrome heated ladder style towel rail.



**OUTSIDE OF PROPERTY:**

To the FRONT of the property is an independent driveway providing off street parking for two vehicles and access to GARAGE/STORE. The remainder is laid to lawn with feature ornamental tree. Gated side access.

As previously mentioned, the 75' REAR GARDEN is un-overlooked and West backing. Commencing with paved patio leading to lawn. Further central paved patio seating area. Well planted borders with a variety of shrubs and trees. Fencing to all boundaries.



**GARAGE/STORE 8' 6" x 7' 7" (2.59m x 2.31m)**

Partially converted. Electric roller shutter door to front. Power and lighting.

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.  
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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.