

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Clarence Road North, South Benfleet, SS7 1HW



£495,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this three bedroom detached house situated in a popular, elevated South Benfleet location. The property benefits from having a spacious lounge; kitchen with separate dining room; utility; conservatory; ground floor cloakroom; three double bedrooms; four piece bathroom; South backing rear garden measuring 40' x 56'; garage and off street parking for three vehicles. EPC rating - TBC. Our ref: 15065

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Clarence Road North, South Benfleet, SS7 1HW

Accommodation comprises:

Entrance via uPVC double opening doors to:

## PORCH

Obscure double glazed window to front aspect. Tiled floor. Further uPVC double glazed door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## DINING ROOM 12' x 10' (3.66m x 3.05m)

Double glazed window to front aspect. Radiator.



## KITCHEN 12' x 8' 8" (3.66m x 2.64m)

Double glazed door to side aspect. Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half sink bowl drainer. Inset 4 ring gas hob with extractor hood above. Built in double electric oven. Integrated under counter fridge. Integrated dishwasher. Tiled floor.

## L-SHAPED LOUNGE 21' 10" x 21' 4" reducing to 12' (6.65m x 6.5m > 3.66m)

Double glazed windows to side and rear aspects. Double glazed patio doors to CONSERVATORY. Feature brick built gas fireplace. Three radiators. Solid oak flooring.



## CONSERVATORY 18' 2" x 6' (5.54m x 1.83m)

Double glazed windows to side and rear aspects. Two ceiling fans. Electric radiator. Double glazed door to:



## UTILITY ROOM 16' 10" x 8' 8" reducing to 7' 4" (5.13m x 2.64m > 2.24m)

Double glazed doors to front and rear aspects. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Door to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Close coupled w/c.

## FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access. Airing cupboard housing hot water cylinder. Doors to:

## BEDROOM ONE 14' 5" plus wardrobes x 12' (4.39m x 3.66m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



**BEDROOM TWO 13' 2" x 9' 10" (4.01m x 3m)**  
 Double glazed window to front aspect. Fitted wardrobes. Radiator.



**BEDROOM THREE 10' 9" x 9' 5" (3.28m x 2.87m)**  
 Double glazed window to front and rear aspects. Fitted wardrobes. Radiator.

**FAMILY BATHROOM 9' x 8' 9" (2.74m x 2.67m)**  
 Spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, corner bath and shower cubicle with mixer shower. Two chrome heated towel rails. Tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles. Various flower beds with a variety of shrubs.

The **REAR GARDEN** is South backing and measures approx. 40' x 56'. Commencing with paved patio with brick built flower beds and steps down to lawn. Mature shrub borders. Gated side access. Outside tap.



**GARAGE** with up and over door. Wall mounted boiler. Door to side.

GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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