

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## The Larches, Benfleet, SS7 4NR



£440,000

WILLIAMS and DONOVAN are delighted to offer for sale this extended three bedroom semi-detached family home situated in a cul-de-sac within the desirable joint catchment areas for The King John School and The Appleton School and within walking distance of local primary schools and other amenities. This property benefits from having two reception rooms; ground floor shower room and first floor bathroom; South backing rear garden; garage and off street parking for four cars. EPC rating - TBC. Our ref: 10377

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# The Larches, Benfleet, SS7 4NR

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Tall designer radiator. Laminate flooring. Solid oak doors to:

## GROUND FLOOR SHOWER ROOM 9' 7" x 6' 1" (2.92m x 1.85m)

Skimmed ceiling with spotlight insets. Obscure double glazed windows to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Tiled floor.



## LOUNGE 16' x 12' 2" (4.88m x 3.71m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



## KITCHEN 13' 5" x 9' 5" (4.09m x 2.87m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset ceramic one and a half bowl sink drainer. Space for range cooker with extractor hood above. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Integrated dishwasher. Under stairs storage cupboard. Laminate flooring. Opening to:



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

Skimmed ceiling with spotlight insets. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed window to side aspect. Radiator. Laminate flooring.



**FIRST FLOOR LANDING** Skimmed ceiling with spotlight insets. Loft access. Storage cupboard housing combi boiler. Solid oak doors to:

## BEDROOM ONE 13' 8" x 11' 5" (4.17m x 3.48m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator.





**BEDROOM TWO 10' 3" reducing to 9' 8" x 8' 9"**  
**(3.12m > 2.95m x 2.67m)**

Double glazed window to rear aspect. Radiator.



**BEDROOM THREE 10' 2" x 7' (3.1m x 2.13m)**

Double glazed window to rear aspect. Radiator.  
 Stripped wooden flooring.



**BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)**

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal

mounted hand wash basin and panelled bath. Tiled walls. Radiator. Tiled floor.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a block paved driveway providing off street parking for four cars, and access to **GARAGE**.

The **REAR GARDEN** is South backing and measures approx. 30'. Commencing with extensive paved patio leading to lawn. Shrub and flower bed borders.



**GARAGE** with up and over door. Power and lighting.  
 Double glazed door to **REAR GARDEN**.

GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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