

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Bartley Road, Benfleet, SS7 4DB



£475,000

WILLIAMS and DONOVAN are pleased to offer for sale this immaculately presented three bedroom semi-detached chalet style house situated in a quiet Benfleet cul-de-sac location within easy walking distance of local schools; all the many amenities at Tarpots and local and major routes via the A13. This lovely property benefits from having a spacious lounge/diner measuring 25' 5"; recently fitted high specification kitchen measuring 14' 5"; ground floor bedroom/further reception room; off street parking for three vehicles and a glorious rear garden measuring approx. 80'. EPC rating - C. Our ref: 15956

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# Bartley Road, Benfleet, SS7 4DB

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Radiator. Engineered oak flooring. Solid oak doors to:



## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Tiled walls. Tiled floor.

## GROUND FLOOR BEDROOM/RECEPTION ROOM 10' 1" x 7' 7" (3.07m x 2.31m)

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



## LOUNGE/DINER 25' 5" into bay x 11' 5" (7.75m x 3.48m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Double glazed

doors leading to REAR GARDEN. Wall lighting. Two radiators. Engineered oak flooring. Opening to:



## KITCHEN 14' 5" x 9' 9" (4.39m x 2.97m)

Skimmed ceiling with spotlight insets. Roof lantern with LED lighting. Double glazed window to rear aspect. Range of recently fitted high specification base and eye level units with square edged working surfaces. Inset ceramic one and a half bowl sink drainer. Inset Neff 4 ring gas hob with extractor over. Built in double Neff electric oven. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Breakfast bar. Concealed wall mounted combi boiler. Downlighting. Tall designer radiator. LVT flooring.

## FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Solid oak doors to:

## BEDROOM ONE 16' 2" plus wardrobes x 10' 3" reducing to 6' 1" (4.93m x 3.12m > 1.85m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Fitted wardrobes. Wall lighting. Radiator.



**BEDROOM TWO 11' 5" x 9' 4" plus wardrobes (3.48m x 2.84m)**

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Eaves storage. Radiator.



**SHOWER ROOM 9' 2" x 7' 6" (2.79m x 2.29m)**

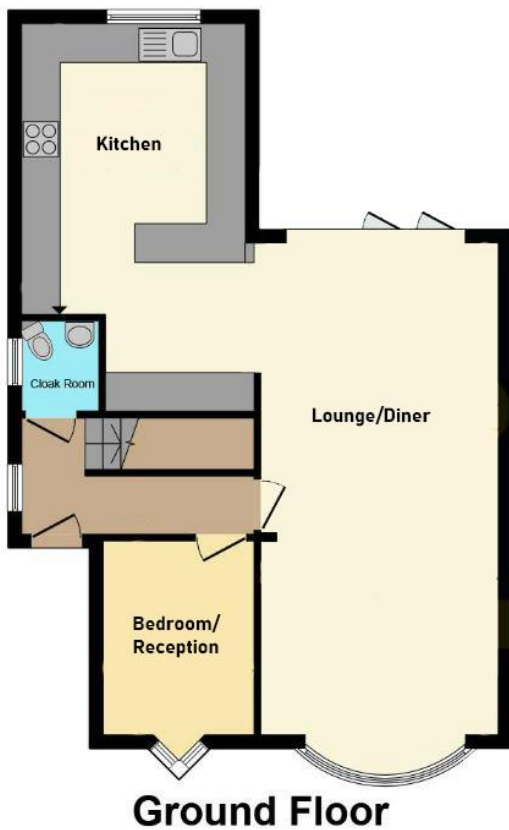
Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Shaving point. Chrome heated towel rail. Tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is an extensive block paved driveway providing off street parking for three vehicles. Gated side access.

The **REAR GARDEN** measures approx. 80' and commences with decking area, with LED lighting, leading to paved patio and lawn. Beautifully planted with a variety of shrubs and flower beds along the borders. Sheds to remain. Exterior power and lighting. Outside tap.





**Ground Floor**



**First Floor**

Total floor area 104.8 m<sup>2</sup> (1,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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