

Bartley Road, Benfleet, SS7 4DB



£409,995

WILLIAMS & DONOVAN - a rare opportunity to purchase this stunning three/four bedroom detached chalet, built in 2015. The property offers spacious accommodation including en-suite and dressing area to bedroom one; utility room; kitchen/diner; bedroom four/study and garage. The property is offered with NO ONWARD CHAIN. Our ref: 11256



Directions: Proceed from our office left along the High Road and follow it to the junction with the A13 at Tarpots. Continue across at the traffic lights into Rushbottom Lane, and turn left at the corner as Rushbottom Lane turns off. Bear left at the next corner into Lower Church Road, and turn right at the end into Bartley Road, where the property can be found immediately on the left.

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Accommodation comprises:

Entrance via entrance door to:

ENTRANCE HALL

UPVC double glazed Georgian style window to front. Inset spotlighting. Radiator. Built in under stairs storage cupboard. Stairs to FIRST FLOOR with spindle balustrade. Skylight window.



LOUNGE 13' 6" x 12' 1" (4.11m x 3.68m)

UPVC double glazed Georgian style window to front. Radiator. Inset spotlighting. Double doors leading through to KITCHEN/BREAKFAST ROOM.

GROUND FLOOR BEDROOM FOUR/STUDY 9' 7" x 9' 2" (2.92m x 2.79m)

UPVC double glazed Georgian style window to front. Radiator. Inset spotlighting.

KITCHEN/DINER 24' 3" x 10' 2" (7.39m x 3.1m)

UPVC double doors overlooking and providing access to REAR GARDEN. UPVC double glazed Georgian style window to rear overlooking REAR GARDEN. Laminated wood effect flooring. Inset spotlighting. Extensive range of fitted base and eye level units. Complementary roll edged work surfaces. Inset one and a quarter bowl sink unit with mixer taps. Integrated dishwasher. Integrated oven and hob. Two radiators. Door to:



UTILITY ROOM 10' 3" x 5' 6" (3.12m x 1.68m)

Laminated wood effect flooring. Door to REAR GARDEN. Space and plumbing for washing machine. Range of base level units. Complementary work surfaces. Inset stainless steel sink with mixer taps. Inset spotlighting.



GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed Georgian style window to side. Ceramic tiled floor. Radiator. Two piece suite comprising low level flush w/c and vanity mounted wash hand basin, with storage below. Fitted mirror.

FIRST FLOOR LANDING

Inset spotlighting. Built in airing cupboard. Doors to:

BEDROOM ONE 14' 1" x 12' 4" (4.29m x 3.76m)

UPVC double glazed Georgian style window to front. Radiator. Inset spotlighting. Dressing area complete with hanging rail, fitted light and fitted shelving.



EN-SUITE

Skylight window to rear. Ceramic tiled floor. Inset spotlighting. Extractor fan. Shaver point. Three piece suite comprising low level flush w/c, vanity mounted wash hand basin with cupboards beneath and fully enclosed shower cubicle with overhead shower. Tiled splash back. Chrome heated towel rail.

BEDROOM TWO 12' 3" x 10' 6" (3.73m x 3.2m)

UPVC double glazed Georgian style window to front. Radiator. Inset spotlighting.



WALK IN DRESSING ROOM 10' 7" x 6' 3" (3.23m x 1.91m)

Fitted shelving and hanging rails.

BEDROOM THREE 11' 10" x 9' (3.61m x 2.74m)

UPVC double glazed Georgian style window to front. Radiator. Inset spotlighting.

BATHROOM 11' 2" x 8' 2" (3.4m x 2.49m)

Obscure uPVC double glazed Georgian style window to rear. Inset spotlighting. Ceramic tiled floor. Extractor fan. Chrome heated towel rail. Four piece suite comprising low level flush w/c, vanity mounted wash hand basin with cupboards beneath, fully enclosed shower cubicle with overhead shower and panelled bath with mixer taps and shower attachment. Tiled splash backs.

OUTSIDE OF PROPERTY:

The **REAR GARDEN** is designed for low maintenance. Comprising feature decking areas. Small lawned garden. Outside tap. Side storage space. Space for Shed and Summerhouse. Outside power points. Access to **FRONT** via side entrance gate.



To the **FRONT** of the property are two small lawned areas with feature paving leading to the entrance door. Off street

parking is provided via a block paved driveway leading to:

INTEGRAL GARAGE 23' 10" x 9' 11" (7.26m x 3.02m)

With power and lighting and electric remote controlled roller door. The wall mounted boiler is also to be found in the GARAGE. Window to rear. Personal door to REAR GARDEN.

Floorplan to follow

EPC to follow

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.