

Maytree Walk, Benfleet, SS7 4BH



£290,000

WILLIAMS & DONOVAN - within easy reach of local shopping facilities and major routes is this immaculately maintained three bed semi-detached house. This property has been extensively re-furbished by the current owners and benefits from accommodation which includes a 16' 10" lounge; 17' 5" kitchen/diner with integrated appliances; ground floor cloakroom; three good sized bedrooms and a luxury family bathroom with the added benefit of a garage and South backing rear garden. Our ref: 11192

Directions: Proceed from our office left along the High Road. Take the 4th turning on the right into Kents Hill Road and continue to the traffic lights at the junction with the A13. Turn left onto the A13 and take the 4th turning on the right into Waverley Road. This property can be found after Linden Road, on a walkway on the left, just opposite the small cul-de-sac on the right hand side.



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Accommodation comprises:

Entrance via obscure lead light solid wood door to:

RECEPTION HALL 17' 1" x 6' (5.21m x 1.83m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side. Stairs to FIRST FLOOR. Three under stairs storage cupboards. Radiator. Tiled floor. Doors to:

LOUNGE 16' 10" x 10' 9" (5.13m x 3.28m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

KITCHEN/DINER 17' 5" x 11' 3" (5.31m x 3.43m)

Skimmed ceiling. Spotlight insets. UPVC double glazed window to rear. UPVC double glazed French style doors overlooking and providing access to REAR GARDEN. Range of wall and base level units with square edged working surfaces and LED plinth lighting. Tiled splash backs. Inset 5 ring stainless steel gas hob with stainless steel extractor over. Inset one and a half bowl sink with chrome mixer tap. Integrated dishwasher and washing machine. Wine cooler to remain. Further bank of floor to ceiling units with LED plinth lighting and integrated Bosch electric oven. Integrated Bosch microwave oven and warming drawer. Radiator. Tiled floor.



GROUND FLOOR CLOAKROOM

Coved and skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising dual flush w/c and vanity mounted wash hand basin with chrome mixer taps. Tiled floor.

FIRST FLOOR LANDING 11' 1" x 6' 3" (3.38m x 1.91m)

Coved and skimmed ceiling. Loft access hatch. Obscure uPVC double glazed window to side aspect. Built in storage cupboard with wall mounted combi-boiler. Doors to:

BEDROOM ONE 14' 5" x 10' 9" (4.39m x 3.28m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Built in storage cupboard.



BEDROOM TWO 11' 4" x 8' (3.45m x 2.44m) Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Built in storage cupboard. Laminate wood effect floor.



BEDROOM THREE 9' x 8' 6" (2.74m x 2.59m) Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Laminate wood effect floor.



LUXURY FAMILY BATHROOM 8' 1" x 6' 2" (2.46m x 1.88m) Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to front aspect. Tiled walls. Three piece white suite comprising dual flush close coupled w/c,

vanity mounted wash hand basin with chrome mixer tap and P-shaped bath with chrome shower mixer tap and shower over. Chrome heated ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a concrete pathway to the front door. Mostly laid to lawn. Pedestrian access to **REAR** via side gate.

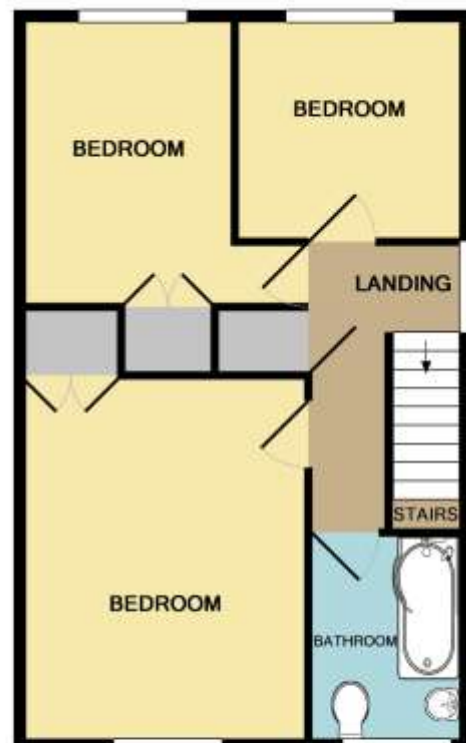
The **LOW MAINTENANCE SOUTH BACKING REAR GARDEN** measures approx. 30' x 22'. Commencing with raised decking area. Remainder being mostly crazy paved. Fencing to all boundaries. Pedestrian access to **FRONT** via side gate. Further pedestrian access to rear providing access to side access road accessible from Waverley Road.



GARAGE, with up and over door, in nearby block accessible by side access road from Waverley Road.



GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)
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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.