

## Crescent Road, South Benfleet, SS7 1JL



£925,000

WILLIAMS & DONOVAN are delighted to offer for sale this 5/6 bed detached house situated in a highly sought after South Benfleet location currently being built by local reputable builders, Hodder & Lewis. The property backs onto Boyce Hill golf course, is within short walking distance of High Road schools and shops and just under a mile from Benfleet Station. With accommodation spread over three floors, the property benefits from spacious open plan living accommodation; separate dining room; utility room; ensuites to two bedrooms and a rear garden measuring approx. 80'. EPC rating - TBC. Our ref: 13859

**Directions:** Proceed from our office left along the High Road. Take the 1st turning on the right into Grove Road. Take the 1st turning on the right into Crescent Road where the property can be found on the right hand side.



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[www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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With accommodation spread over three floors, the property benefits from spacious open plan living accommodation with a fantastic kitchen/family room measuring 30' 6" x 21' 4" max; separate dining room; utility room and ground floor cloakroom to the ground floor; five bedrooms, two with ensuite facilities, and a family bathroom to the first floor, and bedroom six/games room, with balcony and views over the golf course, and playroom/study to the second floor.

Externally, a driveway provides off street parking for numerous vehicles and access to the garage, and the wedge shaped rear garden backs directly on to the golf course, and measures approx. 80'.

The property is expected to be completed in Spring 2021.

Accommodation comprises:

**RECEPTION HALL 25' 3" x 15' 7" reducing to 3' 6" (7.7m x 4.75m > 1.07m)**

**KITCHEN/FAMILY ROOM 30' 6" x 21' 4" reducing to 20' 2" (9.3m x 6.5m > 6.15m)**

**DINING ROOM 13' 5" x 8' 9" (4.09m x 2.67m)**

**UTILITY ROOM 10' 10" x 5' 8" (3.3m x 1.73m)**

**GROUND FLOOR CLOAKROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE 16' x 12' 2" (4.88m x 3.71m)**

**ENSUITE TO BEDROOM ONE 11' x 4' 8" (3.35m x 1.42m)**

**BEDROOM TWO 16' 3" x 14' 1" (4.95m x 4.29m)**

**ENSUITE TO BEDROOM TWO 7' 9" x 7' 3" (2.36m x 2.21m)**

**BEDROOM THREE 19' x 8' 8" (5.79m x 2.64m)**

**BEDROOM FOUR 13' 6" x 8' 10" (4.11m x 2.69m)**

**BEDROOM FIVE 11' 7" x 8' 10" (3.53m x 2.69m)**

**FAMILY BATHROOM 10' 1" x 8' 2" (3.07m x 2.49m)**

**SECOND FLOOR LANDING**

**BEDROOM SIX/GAMES ROOM 16' 3" x 14' 4" (4.95m x 4.37m)** With BALCONY to rear overlooking Boyce Hill golf course.

**PLAY ROOM/STUDY 13' 10" x 9' (4.22m x 2.74m)**

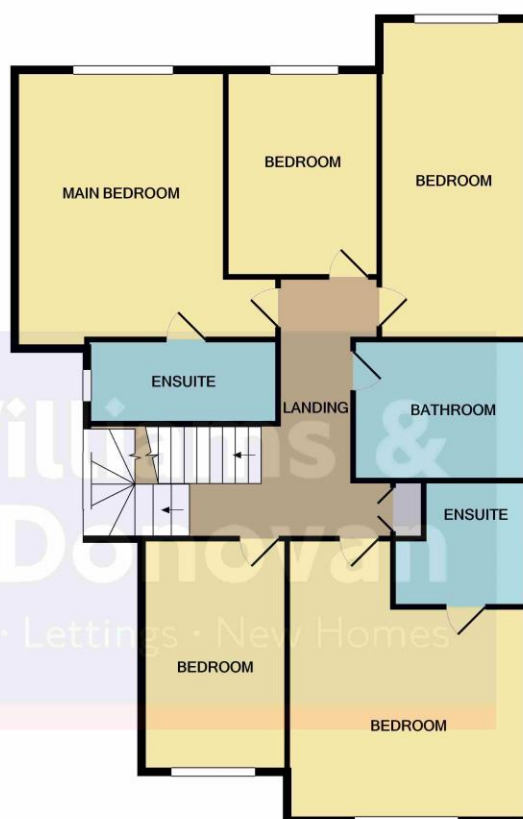
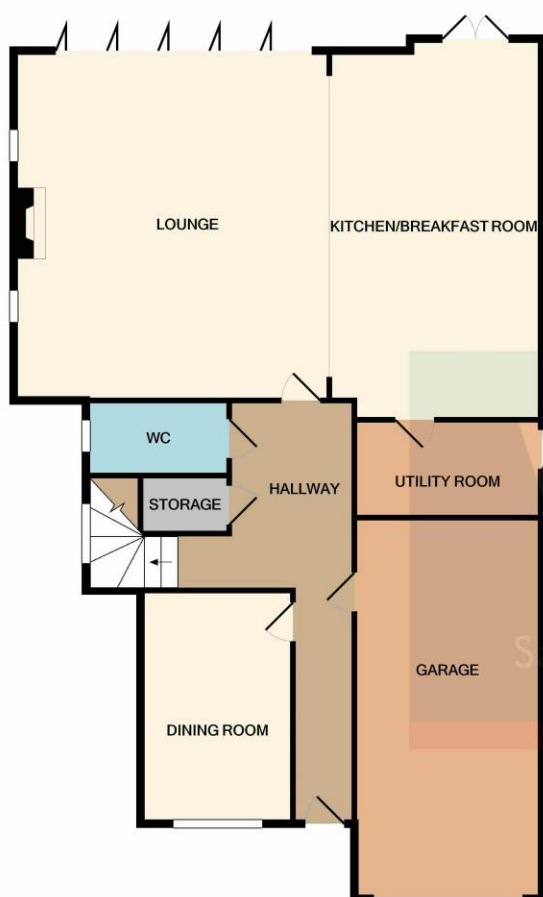
**OUTSIDE OF PROPERTY:** The **FRONT** of the property comprises a driveway providing off street parking for numerous vehicles and access to GARAGE.

The **REAR GARDEN** is wedge shaped, measuring approx. 80' x 40' and backs directly on to Boyce Hill golf course.

**GARAGE 22' 9" x 9' 7" (6.93m x 2.92m)**







TOTAL APPROX. FLOOR AREA 2844 SQ.FT. (264.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.