

## Rhoda View, Rhoda Road, Benfleet, Essex, SS7 1AU



£825,000

WILLIAMS & DONOVAN - currently under construction and being built by reputable local builders is this stunning five bedroom family home with three floors, measuring 3600 ft<sup>2</sup> and situated within catchment for the OFSTED outstanding King John School. With en-suites to all bedrooms, the property has a 50' West backing rear garden, ample off street parking, fantastic views to the rear and Green belt to one side.

Anticipated completion end of September/early October 2017. Our ref: 11723

**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 right onto the A13 and take the 3rd turning on the right up the hill into Rhoda Road, where the plot can be found on the right.



Tel: 01268 755252 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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Accommodation to comprise:

## **ENTRANCE HALL**

Feature staircase to FIRST FLOOR ACCOMMODATION.

## **KITCHEN/FAMILY AREA/BREAKFAST ROOM 31' 2" x 16' 4" (9.5m x 4.986m)**

Bi-fold doors to rear. Double glazed window to rear. Kitchen to include: Double sink; two ovens; warming trays; microwave; hob; dishwasher; tall fridge; tall freezer; wine cooler; breakfast bar and extractor. Centre island.



## **LOUNGE 18' 8" x 13' 6" (5.8m x 4.14m)**

Double glazed bay window to front. Two double glazed windows to side.



## **DINING ROOM 16' 8" x 10' 3" (5.1m x 3.13m)**

Double glazed window to front.

## **STUDY 10' 2" x 8' 0" (3.12m x 2.46m)**

Double glazed window to side.

## **UTILITY ROOM 11' 3" x 10' 3" (3.43m x 3.13m)**

Double glazed window to side. Fully fitted with washing machine, tumble drier, extra fridge/freezer and Butler sink.

## **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to side.

## **FEATURE GALLERIED LANDING**

With laminated glass panels and stainless steel posts. Door to:

## **HALLWAY 6' 7" widening to 10' x 15' 8" reducing to 12' 5" (2.030m widening to 3.05m x 4.8 m reducing to 3.8)**

Doors to:

## **BEDROOM ONE 20' 0" x 16' 4" (6.1m x 4.986m)**

Two double glazed windows to rear. With four piece en-suite and dressing room/walk in wardrobe.



## **BEDROOM TWO 14' 7" plus bay window x 14' 6" (4.455m x 4.44m)**

Double glazed bay window to front. With four piece en-suite.

## **BEDROOM THREE 16' 3" x 11' 4" (4.96m x 3.455m)**

Two double glazed windows to front. With en-suite shower room.



**BEDROOM FOUR 14' 9" x 10' 9" (4.516m x 3.3m)** Double glazed window to rear. With en-suite shower room.

**BEDROOM FIVE 19' 8" x 16' 4" (6m x 5m)** Double glazed skylight window to side. With en-suite and dressing area.



#### **EXTERIOR:**

The **FRONT** garden will be laid to lawn. Block paved driveway providing additional parking for up to eight vehicles and access to:

#### **GARAGE**

With remote control roller shutter. Door to GARDEN.

The **REAR** garden will be West backing and measure approx. 50'. Raised patio with steps to garden and balustrade in laminated glass and stainless steel. Remainder of the garden will be laid to lawn. Approved planting schedule.



#### **STUNNING SPECIFICATIONS:**

**Luxury specification throughout;**  
**Underfloor heating to ground floor with radiator heating, with pressurised hot water system, to other floors;**  
**LED low energy lighting;**  
**Brush chrome finish throughout;**  
**Perimeter fencing to 2.1m with side gates;**  
**Security alarm system;**  
**CCTV;**  
**PC sums for Kitchen/Utility, sanitary ware and wall tiles;**  
**PVC soffits and fascias;**  
**Exterior lighting;**  
**10 year NHBC guarantee.**



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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