

Bishop's House, Elmhurst Avenue, South Benfleet, SS7 5RY



£799,995

WILLIAMS & DONOVAN - this stunning executive style family home offers spacious accommodation throughout including four double bedrooms; three reception rooms; study; luxurious kitchen/family room; utility; en-suite to master bedroom and beautifully landscaped rear garden. The property is conveniently situated for local schools and major routes and also benefits from offering ample off street parking for numerous vehicles and a detached double width garage. EPC rating - E. Our ref: 12135



Directions: Proceed from our office left along the High Road. Follow the road around Cemetery Corner and up the hill. Just after Jotmans Hall School on the left hand side, turn left into Elmhurst Avenue where the property can be found on the left hand side.

Tel: 01268 755252 www.williamsanddonovan.com

Elmhurst Avenue, South Benfleet, SS7 5RY

Accommodation comprises:

Entrance via double glazed entrance door to:

SPACIOUS RECEPTION HALL

Polished travertine flooring. Coved ceiling. Two concealed radiators with wooden housing. Double built in cloaks cupboard. Return staircase to FIRST FLOOR ACCOMMODATION, with spindle balustrade. Large under stairs storage cupboard. Doors to:



LOUNGE 18' 11" x 14' 8" (5.77m x 4.47m)

Double glazed bay window to front with fitted shutter blinds. Further double glazed window to side. Coved ceiling. Inset spotlighting. Laminate wood flooring. Two concealed radiators with wooden housing. Feature fireplace with dual fuel AGA log burner. Double doors leading to HALL.

KITCHEN/FAMILY ROOM 26' 7" x 17' 6" (8.1m x 5.33m)

Designed and fitted by local designer, Steve Murphy. Luxuriously fitted with an extensive range of base and eye level units. Granite working surfaces. Inset single drainer one and a quarter bowl sink with mixer taps. Rangemaster dual fuel oven to remain with concealed extractor fan above. Integrated Neff appliances including dishwasher, microwave and oven. Space for American style fridge/freezer with fitted surround units. Island breakfast bar with cupboards

below. Under and over cupboard plinth lighting. Two concealed radiators with wooden housing. Two high level double glazed windows to side. Coved ceiling. Polished travertine floor. Double glazed double doors to REAR GARDEN with double glazed side windows. Double glazed double doors to PATIO. Double doors to HALL. Open plan to:



FAMILY ROOM 14' 8" x 14' 7" (4.47m x 4.44m)

Double glazed window to side. Coved ceiling. Inset spotlighting. Solid wood flooring. Space saving radiator. TV point. French doors to PATIO. Door to:



UTILITY ROOM 9' 9" x 5' 10" (2.97m x 1.78m)

Double glazed window to side. Double glazed door to side. Coved ceiling. Inset spotlighting. Polished travertine floor. Range of base units. Complimentary roll edged working surfaces. Inset stainless steel single drainer sink with mixer taps. Space and plumbing for washing machine. Space for tumble drier. Space for under counter fridge. Wall mounted boiler. Tiled splash backs. Walk in larder cupboard area.



GAMES ROOM 12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed windows to front and side with fitted shutter blinds. Coved ceiling. Concealed radiator with wooden housing. Solid wood flooring.



STUDY 9' 10" x 6' 11" (3m x 2.11m)

Double glazed window to side. Coved ceiling. Radiator. Solid wood flooring.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side. Ceramic tiled floor. Complimentary wall tiles. Radiator. Two piece suite comprising low flush w/c and wall mounted wash hand basin with mixer taps.



SPACIOUS FIRST FLOOR LANDING 16' 9" max x 16' 4" (5.11m x 4.98m)

Coved ceiling. Feature exposed brickwork surrounding stairwell area. Concealed radiator with wooden housing. Large built in airing cupboard. Doors to:



MASTER BEDROOM 15' x 14' 8" (4.57m x 4.47m)

Double glazed square bay window to front with fitted shutter blinds. Solid wood flooring. Concealed radiator with wooden housing. Coved ceiling. Extensive range of fitted wardrobes. TV point. Door to:



EN-SUITE 10' 11" x 7' 9" (3.33m x 2.36m)

Obscure double glazed window to side. Inset spotlighting. Chrome heated towel rail and radiator. Part tiled walls. Four piece suite comprising low flush w/c, large vanity wash hand basin, feature Victorian style roll top bath, with claw fit and mixer taps, and fully enclosed shower cubicle with overhead shower.



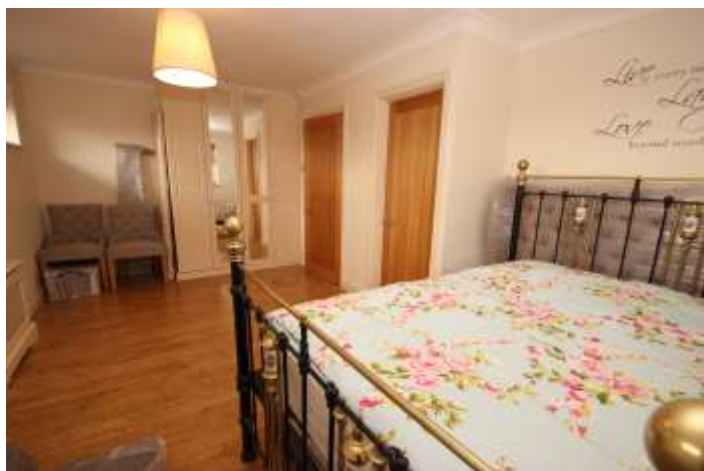
BEDROOM TWO 15' 6" x 12' 10" (4.72m x 3.91m)

Double glazed window to front with fitted shutter blinds. Coved ceiling. Concealed radiator with wooden housing. Laminated wood effect flooring. Extensive range of fitted wardrobes incorporating mirrored doors and corner shelving.



**BEDROOM THREE 17' 11" x 11' 9" max
(5.46m x 3.58m)**

Double glazed window to side. Two double glazed high level windows to rear. Laminated wood effect flooring. Range of fitted wardrobes. Concealed radiator with wooden housing.



BEDROOM FOUR 12' 10" x 12' 9" (3.91m x 3.89m)

Double glazed window to rear. Concealed radiator with wooden housing. Laminated wood effect flooring.



FAMILY BATHROOM 9' 10" max x 7' 6" (3m x 2.29m)

Obscure double glazed window to side. Ceramic tiled floor. Four piece suite comprising low flush w/c, large vanity wash hand basin with mixer taps, free standing roll top bath with mixer taps and large walk-in shower cubicle with overhead rainfall shower. Chrome heated towel rail. Door to BEDROOM THREE.



EXTERIOR:

To the FRONT of the property, an attractive cobble style block paved driveway provides ample off street parking facilities for several vehicles, and access to DETACHED DOUBLE WIDTH GARAGE. Attractive shrub borders. Under soffit and driveway lighting. Double opening gates lead to:

Beautifully landscaped REAR GARDEN, which is completely un-overlooked and measures approx. 80' in depth. Commencing with extensive cobble stone block paved patio which compliments the driveway and side paths, and provides two seating areas. Inset patio lighting. Low box shrub hedge. Steps down to lawn area. Fencing to all boundaries. Log cabin, with power and lighting, to remain. Side storage area. Side access gates to driveway on both sides of the property.



DETACHED DOUBLE WIDTH GARAGE 18' 8" plus 8' 3" door recess x 16' 11" (5.69m + 2.51m door recess x 5.16m)

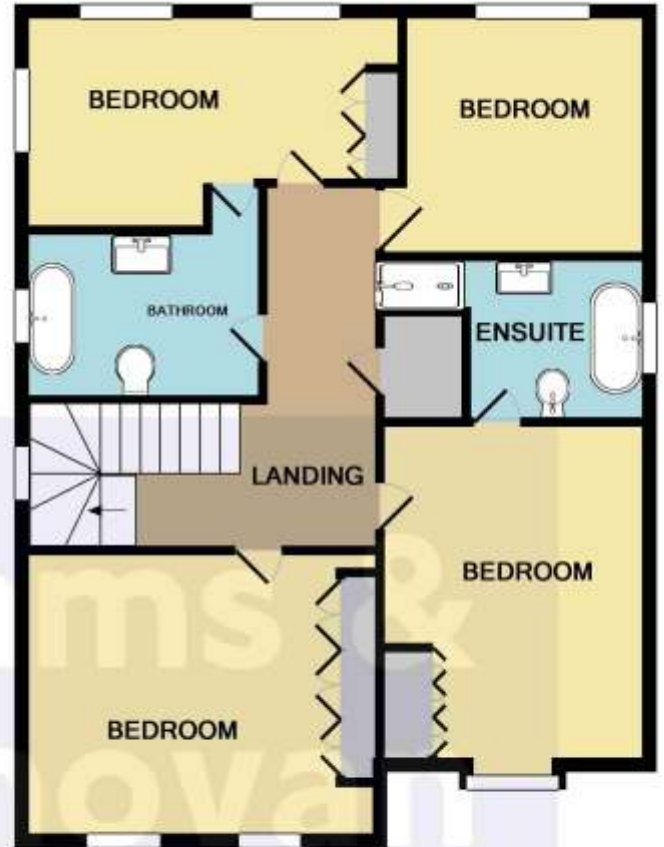
Electric remote controlled up and over door. Power and lighting. Further door to rear. Fitted bench. Eaves storage.

Agent's Note: CCTV fitted security system. Burglar alarms.





GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.6 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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