

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Clarence Road, South Benfleet, SS7 1DD



£895,000

WILLIAMS & DONOVAN - A stunning home that really has the 'Wow factor' in all areas. You can't help but be impressed as soon as you walk through the door into the spacious hallway which then opens into the stunning 37ft open plan kitchen/family room. This room is the heart of the home with a high quality fitted kitchen and bi-fold doors leading out to the generous 75ft rear garden. Further benefitting from a lounge; play room; utility room; downstairs cloakroom; four double bedrooms; two bathrooms including en suite to master; log cabin and parking for numerous cars. This property is also situated in a popular South Benfleet residential location within easy reach of High Road shops, schools and facilities and a mile from Benfleet station. EPC rating - E. Our ref: 14994

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# 22 Clarence Road, South Benfleet, SS7 1DD

Accommodation comprises:

Entrance via obscure double glazed composite door to:

## ENTRANCE HALL 18' 9" x 10' 3" (5.72m x 3.12m)

Skimmed ceiling. Inset spotlights and feature pendant light. Obscure double glazed windows to both sides. Stairs to FIRST FLOOR ACCOMMODATION. Feature Venetian plaster. Tiled floor with underfloor heating. Open plan to KITCHEN/FAMILY ROOM. Doors to:



## LOUNGE 14' x 10' 5" (4.27m x 3.18m)

Skimmed ceiling. Inset spotlights. Double glazed bay window to front aspect. Media wall with feature inset remote controlled electric fireplace. Radiator.



## PLAY ROOM 14' x 10' 5" (4.27m x 3.18m)

Skimmed ceiling. Inset spotlights. Double glazed bay window to front aspect. Radiator. Laminate flooring. Bi-folding doors to:



## KITCHEN/FAMILY ROOM 37' 6" x 15' 3" (11.43m x 4.65m)

Skimmed ceiling. Inset spotlights and feature pendant light. Five double glazed bi-folding doors leading to and overlooking REAR GARDEN. Two double glazed windows to rear. Extensively fitted with a range of base level, drawer and floor to ceiling units. Square edged working surfaces. Inset composite one and a half sink bowl drainer with filtered hot tap. Inset 4 ring electric hob with extractor fan over. Built in oven. Built in microwave combi oven. Warming drawer. Matching island with breakfast bar seating area. Integrated fridge. Integrated freezer. Integrated dishwasher. Part ceramic tiled floor with underfloor heating. Door to:





**UTILITY ROOM 9' 5" x 9' reducing to 5' 6"**  
**(2.87m x 2.74m > 1.68m)**

Skimmed ceiling. Inset spotlights. Double glazed door leading to REAR GARDEN. Square edged working surfaces. Inset stainless steel sink drainer with mixer tap. Space and plumbing for washing machine. Space for tumble drier. Tiled floor with underfloor heating. Doors to GARAGE/STORAGE and:



**GROUND FLOOR CLOAKROOM**

Skimmed ceiling. Inset spotlights. Two piece suite comprising close coupled w/c and vanity mounted wash hand basin.



**GALLERIED LANDING 30' 1" x 10' 4" reducing to 8' (9.17m x 3.15m > 2.44m)**

Skimmed ceiling. Spotlight insets. Double glazed French style doors leading to Juliet balcony overlooking REAR GARDEN. Feature Venetian plastered wall. Glass banister surround. Loft access. Doors to:



**BEDROOM ONE 18' 6" x 15' 3" (5.64m x 4.65m)**

Skimmed ceiling. Spotlight insets. Double glazed French style doors to rear to Juliet balcony overlooking REAR GARDEN. Double glazed window to rear aspect. Radiator. Door to:



**ENSUITE 6' 5" x 5' 7" (1.96m x 1.7m)**

Skimmed ceiling. Spotlight insets. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin and double shower cubicle with overhead rainmaker shower head and detachable jet body spray. Chrome heated towel rail. Fitted mirror. Tiled walls. Tiled floor with underfloor heating.

**BEDROOM TWO 15' 3" x 10' 1" (4.65m x 3.07m)**

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



**BEDROOM THREE 14' x 10' 5" (4.27m x 3.18m)**

Skimmed ceiling. Double glazed window to front aspect. Radiator.



**BEDROOM FOUR 14' x 10' 5" (4.27m x 3.18m)**

Skimmed ceiling. Double glazed window to front aspect. Radiator.



**FAMILY BATHROOM 10' 3" x 5' 6" (3.12m x 1.68m)**

Skimmed ceiling. Spotlight insets. Obscure double glazed window to front aspect. Four piece suite comprising close coupled w/c, vanity mounted wash hand basin, panelled bath with shower mixer tap and double shower cubicle with overhead rainmaker shower with detachable hand held jet body spray. Tiled walls. Tiled floor with underfloor heating.



**OUTSIDE OF PROPERTY:**

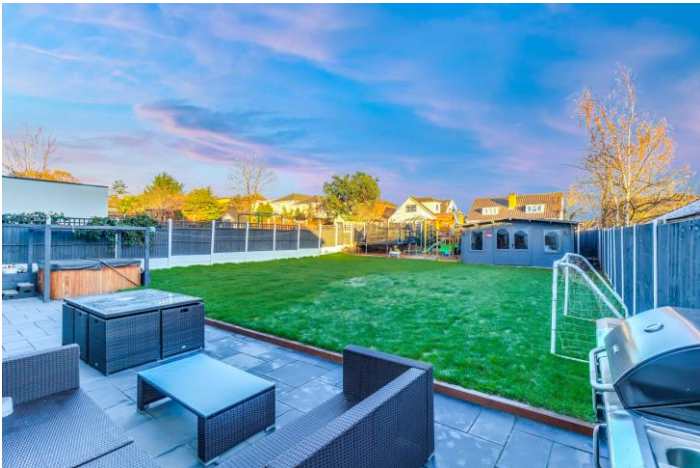
To the **FRONT** of the property is a block paved driveway providing ample off street parking and access to GARAGE/STORAGE. Flower bed to front boundary with laurel hedging. Exterior lighting.



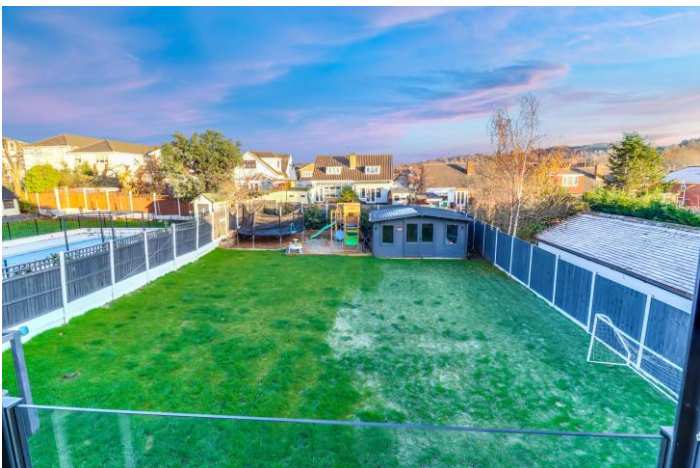
The **REAR GARDEN** measures approx. 75' and has been landscaped to provide a block paved patio leading to sleeper edged lawn. Pergola over jacuzzi spa to remain. Sleeper edged wood chip play area to rear of garden. Log cabin to remain.



**LOG CABIN 15' 10" x 15' 8" (4.83m x 4.78m)**  
Double glazed French style doors to front aspect. Double glazed windows to front aspect. Power and lighting. Wall mounted air conditioning unit.



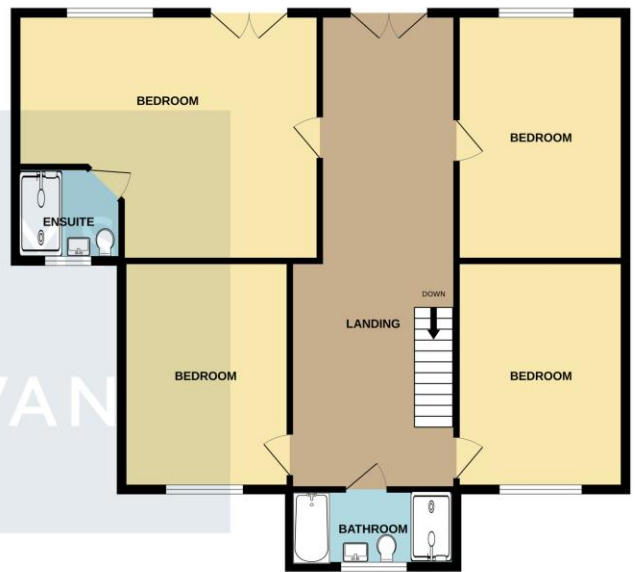
**GARAGE/STORAGE 9' 2" x 4' 1" (2.79m x 1.24m)**  
Electric remote controlled roller shutter door. Power and lighting. Housing wall mounted combination boiler, gas and electricity meters. Door to UTILITY ROOM.



GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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.