

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## New Park Road, Benfleet, SS7 5UT



£650,000

WILLIAMS and DONOVAN are delighted to bring to the market this lovely five bedroom detached house situated within easy reach of The Appleton School, the many shops and restaurants at Tarpots and major routes via the A13. This spacious property benefits from having two reception rooms; modern kitchen; three bathrooms; garage; 90' West backing rear garden and off street parking for three vehicles. EPC rating - TBC. Our ref: 15318

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# New Park Road, Benfleet, SS7 5UT

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Solid oak flooring. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Understairs storage cupboard. Tiled floor.

## KITCHEN 20' x 7' 9" (6.1m x 2.36m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and side aspects. Door to side. Range of modern base and eye level units. Stone working surfaces. Inset one and a half sink bowl drainer. Integrated 4 ring Neff induction hob with extractor hood above. Built in Neff double electric oven. Integrated dishwasher. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Breakfast bar. Convector plinth fan heater. Downlighting. Further sink drainer in utility area. Radiator to utility area.



## STUDY 9' x 7' 10" (2.74m x 2.39m)

Obscure double glazed window to side aspect. Radiator. Solid oak flooring.

## LOUNGE 21' 1" x 11' 9" (6.43m x 3.58m)

Double glazed patio doors leading to and overlooking REAR GARDEN. Stained glass window to side aspect. Log/smokeless coal burner to remain. Two radiators. Double opening doors to:



## DINING ROOM 13' x 9" (3.96m x 2.74m)

Double glazed window to rear aspect. Radiator. Solid oak flooring.



## FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Doors to:

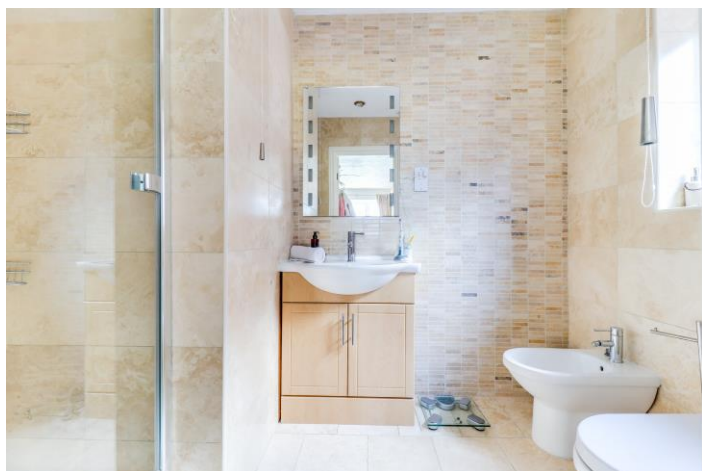
## BEDROOM ONE 15' 3" x 11' 6" (4.65m x 3.51m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Door to:



**ENSUITE 8' 6" reducing to 5' 6" x 5' 7" (2.59m > 1.68m x 1.7m)**

Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, bidet, hand wash basin with storage beneath and shower cubicle with mixer shower. Radiator. Tiled walls. Tiled floor with underfloor heating.



**BEDROOM TWO 14' reducing to 10' 6" x 11' 6" (4.27m > 3.2m x 3.51m)**

Double glazed window to front aspect. Radiator. Door to:



**ENSUITE 7' 5" x 3' 4" (2.26m x 1.02m)**

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle with mixer power shower. Part tiled walls. Tiled floor.

**BEDROOM THREE 15' 3" reducing to 11' 10" x 9' 3" (4.65m > 3.61m x 2.82m)**

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

**BEDROOM FOUR 11' 8" x 9' 4" (3.56m x 2.84m)**

Double glazed window to front aspect. Fitted wardrobes. Hand wash basin. Radiator. Laminate flooring.

**BEDROOM FIVE 9' x 6' 3" (2.74m x 1.91m)**

Double glazed window to side aspect. Radiator.

**FAMILY BATHROOM 8' 6" x 8' 5" (2.59m x 2.57m)**

Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, freestanding bath with shower attachment and shower cubicle with mixer power shower. Chrome heated towel rail. Tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for three/four vehicles and access to **GARAGE**. Mature shrubs. Brick retaining wall to front boundary.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 90'. Commencing with paved patio leading to decking area, stone shingle area and lawn. Shrub and flower bed borders. Gated side access. Summerhouse to remain. Outside tap.

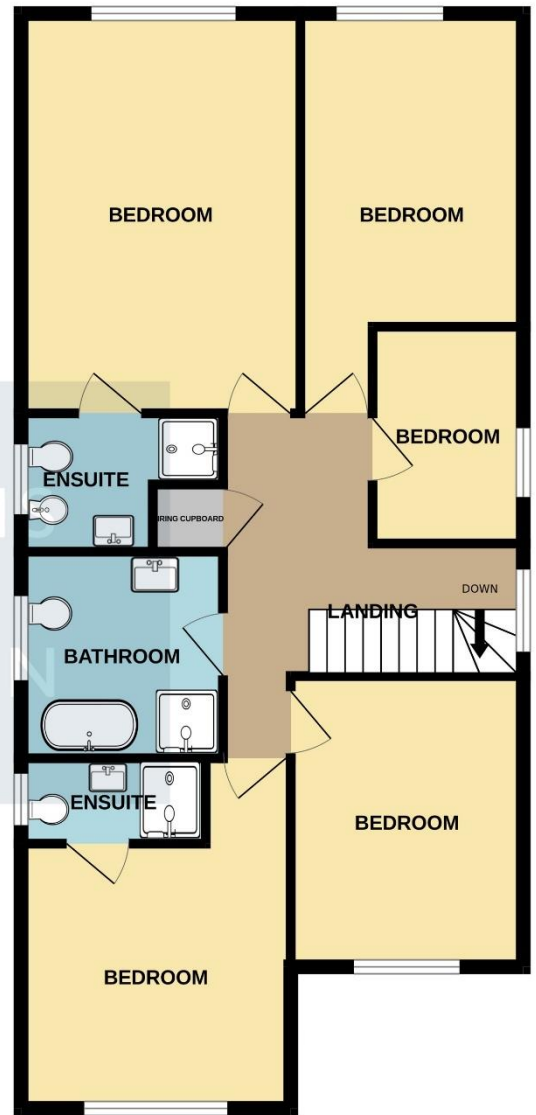
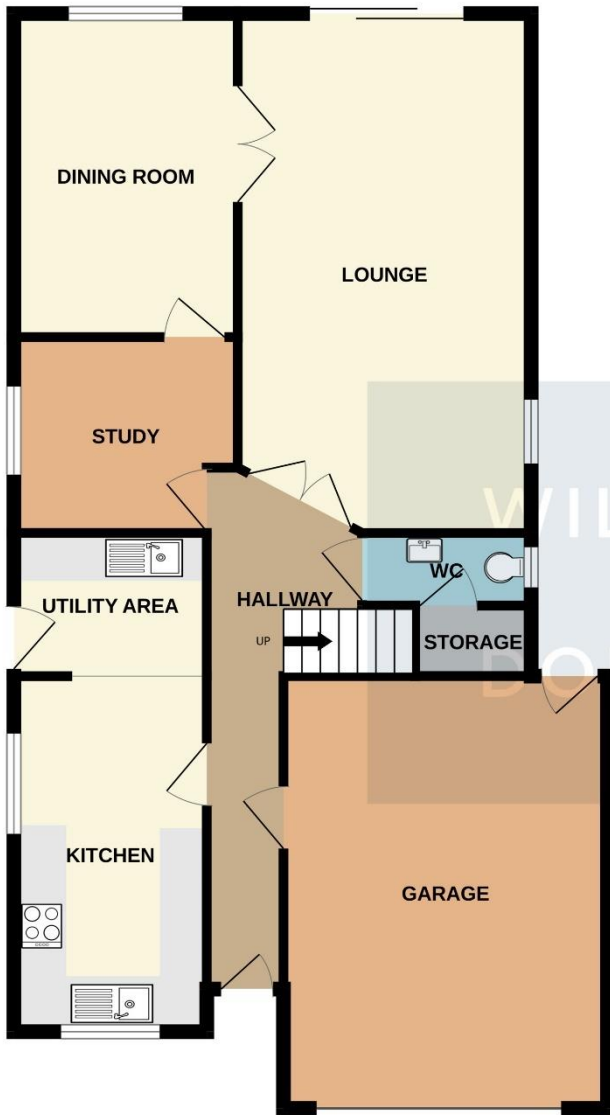


**GARAGE 17' 4" x 12' 1" (5.28m x 3.68m)**

With up and over door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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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