

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Green Road, South Benfleet, SS7 5JT



£650,000

We are delighted to bring to the market this spectacular NEW BUILD four bedroom detached house set in a highly sought area of South Benfleet. Located just 0.4 miles to Benfleet Station this amazing property has been built to a very high specification and comes with a long list of features including a spacious kitchen/family room; snug; utility room; ground floor cloakroom; four double bedrooms including en suite to master; 80ft rear garden; garage; parking for three cars. Our Ref: 15537

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Green Road, South Benfleet, SS7 5JT

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with inset spotlights. Alarm system. Stairs to first floor. Understairs storage cupboards. Tiled floor with underfloor heating. Oak doors to:



CLOAKROOM

Skimmed ceiling with inset spotlights. Extractor fan. Obscured double glazed window to side aspect. Close coupled WC. Hand wash basin. Feature oak panelling.

SNUG 14' 0" x 8' 7" (4.27m x 2.62m)

Skimmed ceiling. Double glazed window to front aspect. Underfloor heating.



KITCHEN/FAMILY ROOM 18' 1" x 17' 4" (5.51m x 5.28m)

Skimmed ceiling with inset spotlights. Double glazed bi-folding doors leading to rear garden. Range of base eye level units with quartz worktops. Inset sink/drain. Centre Island with matching worktops. Integrated Neff induction hob. Integrated Neff electric oven. Integrated Neff microwave. Integrated Neff dishwasher. Integrated fridge/freezer. Downlighting. Tiled floor with underfloor heating.



UTILITY ROOM 6' 8" x 5' 0" (2.03m x 1.52m) Skimmed ceiling with inset spotlights. Range of base and eye level units. Space for washing machine and tumble dryer. Tiled floor with underfloor heating. Double glazed door to side.

FIRST FLOOR LANDING Skimmed ceiling. Loft access. Double glazed window to side aspect. Double airing cupboard housing megaflow, air circulation system and underfloor heating valves. Oak doors to all rooms.

BEDROOM ONE 14' 0" x 12' 1" (4.27m x 3.68m)

Skimmed ceiling. Double glazed window to front aspect. Underfloor heating. Oak door to:



EN SUITE 8' 7" x 3' 10" (2.62m x 1.17m) Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Shower cubicle with mixer overhead shower. Close coupled WC. Hand wash basin with storage beneath. Fully tiled.



BEDROOM TWO 14' 8" x 8' 2" (4.47m x 2.49m) Skimmed ceiling. Double glazed window to rear aspect. Underfloor heating.

BEDROOM THREE 13' 3" x 7' 6" (4.04m x 2.29m) Skimmed ceiling. Double glazed window to front aspect. Underfloor heating.

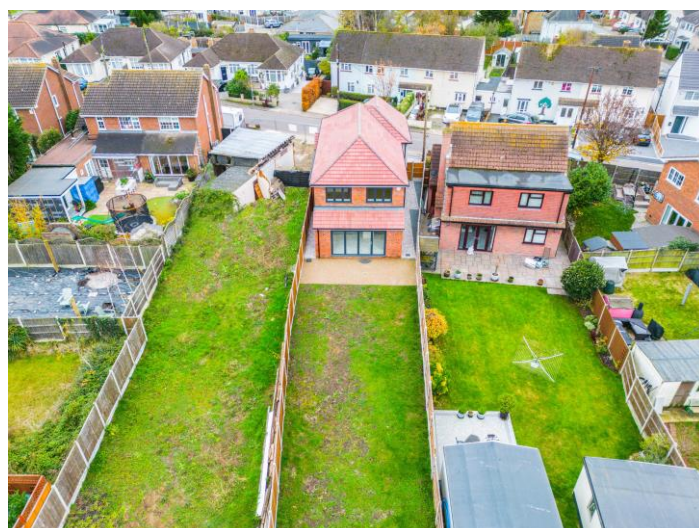
BEDROOM FOUR 10' 9" x 8' 9" (3.28m x 2.67m) Skimmed ceiling. Double glazed window to rear aspect. Underfloor heating.

BATHROOM 11' 0" x 5' 2" (3.35m x 1.57m) Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Panelled bath. Double shower cubicle with mixer shower. Close coupled WC. Hand wash basin with storage beneath. Heated towel rail. Fully tiled.



OUTSIDE OF PROPERTY:

To the FRONT is a paved driveway for parking up to three cars. The REAR GARDEN measures approx. 80' and commences with patio area leading to laid lawn. Gated side access. Private fencing to all boundaries.



GARAGE 22' 2" x 9' 10" (6.76m x 3m) Electric remote controlled roller door. Power and lighting.

AGENT'S NOTE: The property is installed with Regavent heating technology powered by a heat pump, offering extremely efficient energy and providing lower energy costs.

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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.
Made with Metropix ©2023

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.