

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, South Benfleet, SS7 1DB



GUIDE PRICE £675,000 - £700,000

WILLIAMS and DONOVAN are delighted to offer for sale this impressive five bedroom/three bathroom detached house situated in an elevated South Benfleet location and within easy reach of local schools, High Road facilities and Benfleet station. This fabulous property has been recently converted by the current owners and includes spacious kitchen/diner measuring 26'; lounge measuring 21' 8"; utility room; ground floor bedrooms four and five/study; bedroom one with ensuite and dressing room; garage and off street parking. EPC rating - C. Our ref: 14818

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

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



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Accommodation comprises:

Entrance via double glazed composite door to:

PORCH 5' x 3' 2" (1.52m x 0.97m)

Skimmed ceiling. Storage cupboard. Tiled floor.
Door to:

RECEPTION HALL

Skimmed ceiling. Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage area. Engineered oak flooring. Doors to:



LOUNGE 22' x 20' 10" (6.71m x 6.35m)

Skimmed ceiling. Double glazed bow window to front aspect. Double glazed windows to front and side aspects. Feature fireplace. Two radiators. Engineered oak flooring.



KITCHEN/DINER 26' x 12' 4" (7.92m x 3.76m)

Coved and skimmed ceiling. Spotlight insets. Double glazed window to side aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Fitted with a range of base and eye level units. Roll top working surfaces. Inset ceramic sink drainer. Inset induction hob with extractor hood over. Built in

oven. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled splashback. Tiled floor. Door to:



UTILITY ROOM 8' 10" x 7' 8" (2.69m x 2.34m)
 Skimmed ceiling. Double glazed window to side aspect. Barn style door providing access to side of property. Range of base and eye level units. Roll edged working surfaces. Inset ceramic sink.

Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor.

GROUND FLOOR BEDROOM FOUR 13' 4" x 10' 4" (4.06m x 3.15m)
 Skimmed ceiling. Double glazed window to side aspect. Built in wardrobe. Radiator.



GROUND FLOOR BEDROOM FIVE/STUDY 9' 7" x 7' 9" (2.92m x 2.36m)
 Skimmed ceiling. Double glazed window to side aspect. Radiator.



GROUND FLOOR SHOWER ROOM 9' 9" x 7' 10" (2.97m x 2.39m)
 Skimmed ceiling. Inset spotlights. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and double shower cubicle. Heated towel rail. Part tiled walls. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Double glazed Velux window to side aspect. Storage cupboard. Engineered oak flooring. Doors to:



BEDROOM ONE 14' 9" x 14' 1" (4.5m x 4.29m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed Velux window to side aspect. Radiator. Eaves storage. Engineered oak flooring. Doors to:



ENSUITE 7' 2" x 6' 7" (2.18m x 2.01m)

Skimmed ceiling. Inset spotlights. Double glazed Velux window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and double shower cubicle. Part tiled walls. Tiled floor.



WALK IN WARDROBE 8' x 6' 9" (2.44m x 2.06m)

Skimmed ceiling. Inset spotlights. Engineered oak flooring.



BEDROOM THREE 21' 2" x 11' (6.45m x 3.35m)

Skimmed ceiling. Inset spotlights. Double glazed window to front aspect. Double glazed Velux windows to side aspect. Radiator. Engineered oak flooring.



BEDROOM TWO 21' 2" x 11' (6.45m x 3.35m)

Skimmed ceiling. Inset spotlights. Double glazed window to front aspect. Double glazed Velux windows to side aspect. Radiator. Engineered oak flooring.



BATHROOM 8' 3" x 8' (2.51m x 2.44m)

Skimmed ceiling. Double glazed Velux windows to side aspect. Inset spotlights. Three piece suite comprising close coupled w/c, hand wash basin and free standing bath with hand held shower attachment. Heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for numerous vehicles and access to **GARAGE**. Steps up to front door. Flower bed with established shrubs. Gated side access.

The **REAR GARDEN** is mostly laid to lawn with split level patio area to one side. Further patio area and decking area to side of property. Summerhouse to remain. Rear access door to **GARAGE**. Flower beds with various established shrubs and trees.

GARAGE

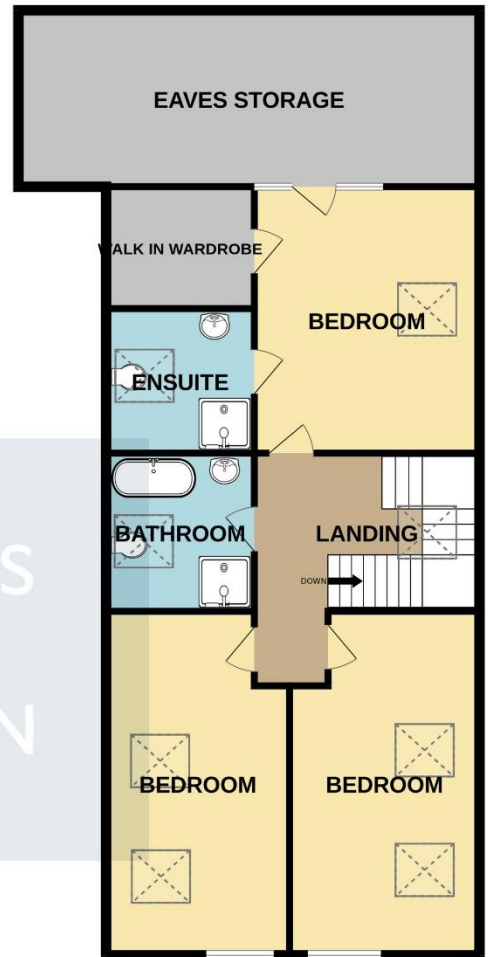
With up and over door. Power and lighting.



GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2517 sq.ft. (233.8 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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