

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Elmhurst Avenue, Benfleet, SS7 5RY



GUIDE PRICE £575,000 - £600,000

We are delighted to offer this beautifully presented four bedroom detached house in a sought after South Benfleet location, situated in a secure gated cul-de-sac road. This stunning home is a short walking distance to Jotmans Hall Primary School and The Appleton School and features a spacious kitchen/family room; lounge; study/play room; downstairs cloakroom; two bathrooms including en suite to bedroom one; garage, off road parking and a South facing rear garden. EPC rating - C. Our ref: 14397

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Elmhurst Avenue, Benfleet, SS7 5RY

Accommodation comprises:

Enter via composite door to:

ENTRANCE HALL

Obscured double glazed window to front. Skimmed ceiling. Alarm system. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Doors to:



CLOAKROOM

Skimmed ceiling. Two piece suite comprising low level w/c and hand wash basin with storage beneath. Part tiled walls. Tiled flooring.

LOUNGE 12' 0" x 10' 1" (3.66m x 3.07m)

Skimmed ceiling. Double glazed bay window to front aspect with fitted shutters. Underfloor heating.



STUDY/PLAY ROOM 10' 1" x 7' 3" (3.07m x 2.21m)

Skimmed ceiling. Double glazed window to front aspect with fitted shutters. Understairs storage. Underfloor heating.

KITCHEN/FAMILY ROOM 24' 4" x 17' 3" reducing to 12' 4" (7.42m x 5.26m > 3.76m)

Skimmed ceiling with spotlights. Double glazed sash windows to rear aspect. Double glazed French doors to rear garden. Range of base and eye level units. Quartz

worktops. Inset one and a half sink bowl drainer. Integrated four ring gas hob with extractor fan above. Integrated double electric ovens. Integrated dishwasher. Integrated washing machine. Integrated wine cooler. Space for fridge/freezer. Breakfast bar. Downlighting. Tiled splashbacks. Feature stone tiled fireplace with electric fire and recess for LED TV. Laminate flooring with underfloor heating.



LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 12' 5" x 10' 8" up to wardrobes (3.78m x 3.25m)

Skimmed ceiling. Double glazed window to rear aspect with fitted shutters. Fitted wardrobes. Radiator. Door to:



EN SUITE 8' 0" x 3' 6" (2.44m x 1.07m)

Skimmed ceiling with spotlights. Obscured double glazed window to rear aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Extractor fan. Fully tiled.

BEDROOM TWO 13' 7" x 8' 7" (4.14m x 2.62m)

Skimmed ceiling. Double glazed window to front aspect with fitted shutters. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway for parking three cars. Shrub borders. Private gated entry into turning.

The **REAR GARDEN** measures approx. 40' and is South backing. Commencing with paved patio area leading to artificial lawn. Flowerbed borders. Outside tap. External power and lighting. Gated side access



BEDROOM THREE 11' 8" reducing 8' 3" x 10' 5" (3.56m > 2.51m x 3.18)

Skimmed ceiling. Double glazed window to front aspect with fitted shutters. Radiator.

BEDROOM FOUR 11' 0" x 7' 10" (3.35m x 2.39m)

Skimmed ceiling. Double glazed window to rear aspect with fitted shutters. Radiator.

BATHROOM 7' 9" x 7' 4" (2.36m x 2.24m)

Skimmed ceiling with spotlights. Obscured double glazed window to side aspect. Recently fitted three piece suite comprising close coupled w/c, wall mounted hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap and shower over, with detachable jet body spray and overhead rainmaker shower head. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.

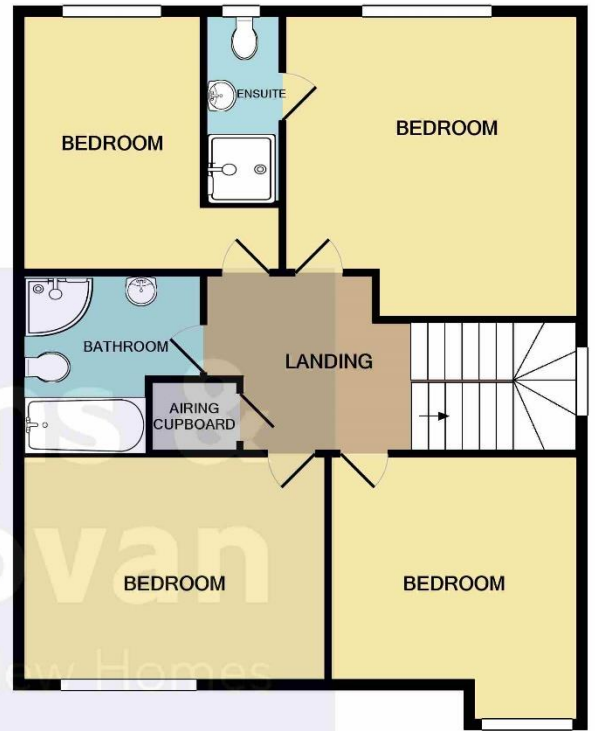


GARAGE 18' 1" x 8' 9" (5.51m x 2.67m)

Electric roller door. Power and lighting. Double glazed door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 877 SQ.FT.
(81.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1592 SQ.FT. (147.9 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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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.