

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Felstead Road, Benfleet, SS7 1BJ



£600,000

WILLIAMS and DONOVAN are privileged to offer for sale this stunning four bedroom detached bungalow. Immaculately presented throughout, this property benefits from having a fabulous, spacious open plan kitchen/family room; bedroom one with ensuite and walk in wardrobe; three further good sized bedrooms, one of which is currently used as a games room; modern bathroom; a lovely 40' wide rear garden with off street parking to the front for up to three vehicles. EPC rating - C. Our ref: 15439

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Accommodation comprises:

Entrance via composite door to:

RECEPTION HALLWAY

Skimmed ceiling. Tall designer radiator. Amtico flooring. Solid oak doors to:

LOUNGE 19' 4" x 16' 9" (5.89m x 5.11m)

Skimmed ceiling with spotlight insets. Roof lantern. Loft access with drop ladder. Feature electric fireplace with entertainment unit with housing for wall mounted TV. Two radiators. Amtico flooring. Opening to:



KITCHEN/DINER 18' 2" x 14' 7" (5.54m x 4.44m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed bi-folding doors providing access to and overlooking REAR GARDEN. Range of base, drawer and eye level units with square edged working surfaces. Inset one and a half sink drainer. Inset 5 ring gas hob with extractor fan above. Built in double electric oven. Integrated dishwasher. Integrated washing machine. Integrated microwave. Integrated wine cooler. Central island with matching working surface. Space for tumble dryer. Space for American style fridge/freezer. Concealed wall mounted combi boiler (which we understand from the vendors, is 2 years old). Radiator. Amtico flooring.



BEDROOM ONE 13' 1" x 10' (3.99m x 3.05m)

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



WALK IN WARDROBE

Skimmed ceiling with spotlight insets. Solid oak door to:

ENSUITE 8' x 4' (2.44m x 1.22m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 14' 8" x 9' 4" (4.47m x 2.84m)

Currently being used as a Games Room. Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM THREE 9' 7" x 8' 10" (2.92m x 2.69m)

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



BEDROOM FOUR 9' 6" x 8' 4" (2.9m x 2.54m)

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



FAMILY BATHROOM 7' x 5' 5" (2.13m x 1.65m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower over. Chrome heated towel rail. Extractor fan. Tiled walls. Tiled floor.



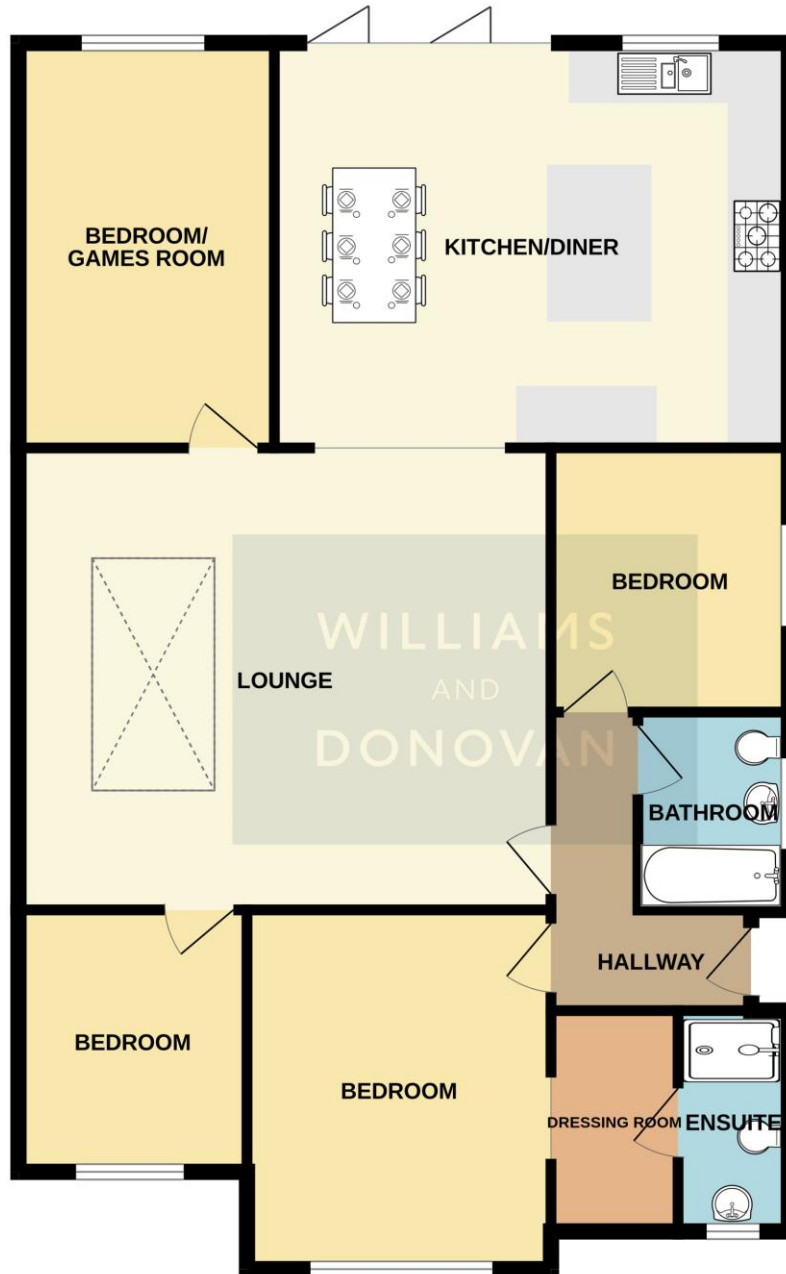
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for up to three vehicles.

The **REAR GARDEN** is approx. 40' and commences with a paved patio leading to artificial lawn. Sleeper flower beds. Gated side access. Outside tap. Exterior power and lighting.



GROUND FLOOR
1201 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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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