

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Rowlands, South Benfleet, SS7 1HF



Offers in Excess of £425,000

WILLIAMS and DONOVAN are delighted to offer this lovely three bedroom detached house located in a quiet cul-de-sac location of South Benfleet. With front views towards Boyce Hill Golf Club this charming home benefits from having a spacious lounge; kitchen/diner, downstairs cloakroom; garage, off road parking; West backing rear garden and within walking distance of Benfleet station.

Council Tax Band – D. EPC rating - C. Our ref: 10916

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Accommodation comprises:

Entrance via obscure uPVC double glazed front door to:

RECEPTION HALL 13' 10" x 5' 11" (4.22m x 1.8m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR. Under stairs storage cupboard. Radiator. Doors to:

LOUNGE 15' 9" x 10' 6" (4.8m x 3.2m)

UPVC double glazed bay window to front aspect. Radiator. Feature fireplace with electric fire.

KITCHEN/DINER 16' 10" x 11' 3" approx (5.13m x 3.43m)

Coved and skimmed ceiling. UPVC double glazed window to rear. UPVC double glazed patio doors overlooking and providing access to REAR GARDEN. UPVC double glazed door to side aspect. Wall and base level units. Roll edged working surfaces. Tiled splash backs. Inset stainless steel sink with chrome mixer tap. Integrated gas hob with extractor over. Integrated electric oven. Integrated dishwasher. Washing machine to remain. Recess space for fridge/freezer. Larder storage cupboard. Radiator.



GROUND FLOOR CLOAKROOM

Skimmed ceiling. UPVC double glazed window to side aspect. Dual flush close coupled WC.

FIRST FLOOR LANDING 11' 3" x 5' 8" (3.43m x 1.73m)

UPVC double glazed window to side aspect. Airing cupboard housing wall mounted combination Vaillant gas boiler. Doors to:

BEDROOM ONE 14' 1" x 9' 7" (4.29m x 2.92m)

UPVC double glazed window to front aspect. Radiator. Storage cupboard.



BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m)

Loft access hatch. UPVC double glazed window to rear aspect. Radiator. Storage cupboard.



BEDROOM THREE 10' x 6' 11" (3.05m x 2.11m)

UPVC double glazed window to front aspect.
Radiator. Storage cupboard.



BATHROOM 6' 11" x 5' 11" (2.11m x 1.8m)

Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin with chrome mixer tap and panelled bath with wall mounted electric shower over. Tiled walls. Chrome towel rail.



OUTSIDE OF PROPERTY:

To the FRONT of the property a block paved driveway provides access to GARAGE and off street parking for two vehicles. Flower bed with established flowers and shrubs. Pedestrian access to rear via side gate.

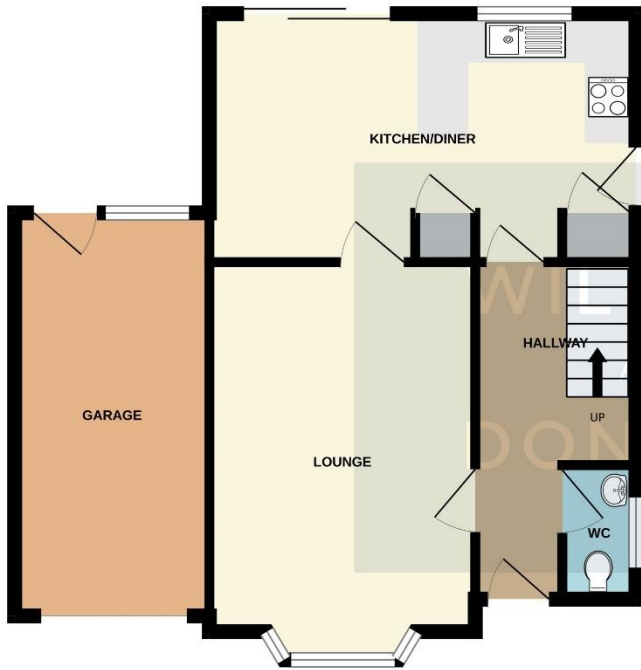
SECLUDED WEST BACKING REAR GARDEN

Wrap-around GARDEN, 70' x 50' reducing to 30'. Commences with concrete patio area. Mostly laid to lawn. Established flower beds and shrubs. Pedestrian access to FRONT via side gate. Rear access door to GARAGE.

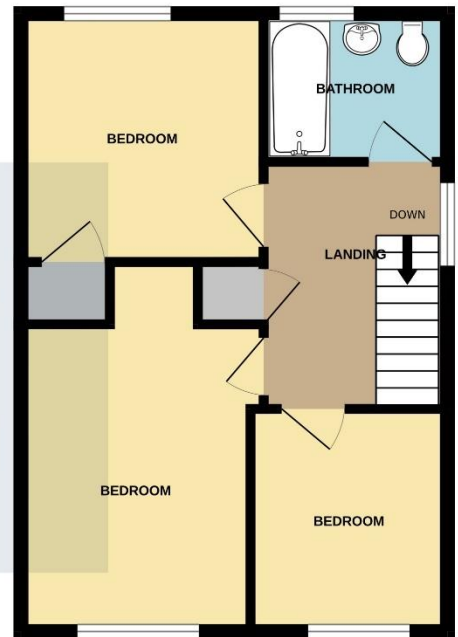


GARAGE 15' 11" x 7' 10" (4.85m x 2.39m) With up and over door. Power and lighting. UPVC double glazed window to rear. Door to rear providing access to REAR GARDEN.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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