

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Brook Road, South Benfleet, SS7 5JG



**GUIDE PRICE £450,000 - £475,000**

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this substantial three double bedroom detached house situated in a highly sought after South Benfleet location, within easy walking distance of Benfleet station and High Road schools and shops. This characterful property benefits from having three reception rooms; bathroom to each floor; garage and rear garden measuring approx. 75' and offers the perfect opportunity to create a family home for life, subject to usual planning consents.  
Council Tax Band - D. EPC rating - F. Our ref: 14961

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

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# Brook Road, South Benfleet, SS7 5JG

Accommodation comprises:

Entrance via solid wood door to:

## PORCH

Obscure window to front aspect. Door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.  
Radiator. Doors to:

## LOUNGE 19' 8" x 10' (5.99m x 3.05m)

Double glazed window to front aspect. Feature brick fireplace. Two radiators. Double opening doors to:



## SITTING ROOM 10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator.

## DINING ROOM 15' 1" x 10' 2" (4.6m x 3.1m)

Double glazed bay window to front aspect. Radiator. Built in storage cupboard.



## KITCHEN 13' x 6' 7" (3.96m x 2.01m)

Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces.

Inset sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Space for washing machine. Space for fridge/freezer. Tiled splashbacks. Opening to:



## INNER HALLWAY

Door to REAR GARDEN. Door to:

## GROUND FLOOR SHOWER ROOM 6' 3" x 5' 2" (1.91m x 1.57m)

Skimmed ceiling with spotlight insets. Two piece suite comprising close coupled w/c and double shower cubicle with electric shower. Extractor fan. Chrome heated towel rail. Part tiled walls. Tiled floor.



## FIRST FLOOR LANDING

Loft access with drop ladder. Agent's Note: The loft has potential to be converted, subject to usual planning consents. Double glazed window to rear aspect. Airing cupboard housing hot water cylinder. Doors to:

## BEDROOM ONE 15' 1" x 13' 2" reducing to 10' 3" (4.6m x 4.01m < 3.12m)

Double glazed bay window to front aspect. Radiator.



**BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.49m)**  
 Double glazed window to front aspect. Built in wardrobes. Radiator.



**BEDROOM THREE 11' 6" reducing to 8' 4" x 10' 1" (3.51m < 2.54m x 3.07m)**  
 Double glazed window to rear aspect.

**BATHROOM 6' 8" x 5' (2.03m x 1.52m)**  
 Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising pedestal mounted hand wash basin and panelled bath with shower attachment. Radiator. Extractor fan. Part tiled walls.

**SEPARATE W/C**  
 Obscure double glazed window to rear aspect. Close coupled w/c.

**OUTSIDE OF PROPERTY:**  
 To the **FRONT** of the property is a driveway providing off street parking for three vehicles. Raised brick built flower beds.

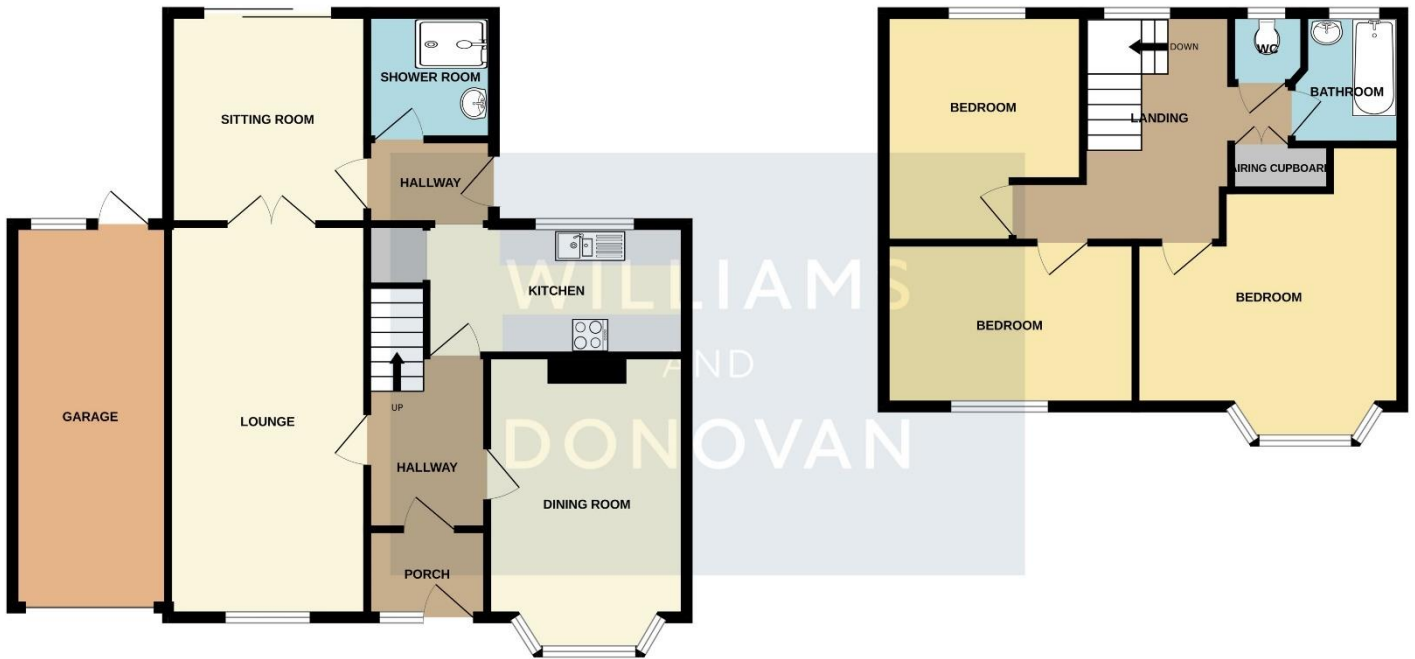
The **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Mature shrub borders. Gated side access. Outside tap.



**GARAGE**  
 With up and over door. Door to REAR GARDEN.

GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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.  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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