

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, South Benfleet, SS7 5PL



£550,000

WILLIAMS & DONOVAN - situated in the heart of South Benfleet, within easy reach of High Road schools and shops and less than a mile's walk to Benfleet station, is this lovely three bedroom detached bungalow. This immaculately presented property was built in 2007 and benefits from having a spacious 22' lounge; kitchen/diner; utility; three double bedrooms with ensuite to main bedroom; 80' approx. rear garden; garage and off road parking for numerous vehicles. EPC rating - C. Our ref: 12964

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Kents Hill Road, South Benfleet, SS7 5PL

Accommodation comprises:

Entrance via uPVC double glazed door to:

ENTRANCE HALL

Skimmed ceiling. Loft access with drop ladder. Two radiators. Alarm system. Built in storage cupboard. Laminate flooring. Solid oak doors to:

LOUNGE 22' 7" x 12' (6.88m x 3.66m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Two radiators. Laminate flooring.



KITCHEN/DINER 14' 8" x 12' 3" (4.47m x 3.73m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Double glazed door to side. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel one and a half sink bowl drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated under counter fridge. Integrated dishwasher. Tiled splashbacks. Radiator. Opening to:



UTILITY ROOM 7' 5" x 7' 4" (2.26m x 2.24m)

Skimmed ceiling. Skylight. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Space and plumbing for washing machine. Tiled splash backs. Built in storage cupboard. Extractor fan.

BEDROOM ONE 13' 6" x 12' (4.11m x 3.66m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring. Door to:



ENSUITE 11' 9" x 3' 9" (3.58m x 1.14m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and double shower cubicle with electric shower. Extractor fan. Tiled walls. Tiled floor.



BEDROOM TWO 13' 3" x 10' 4" (4.04m x 3.15m)

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



BEDROOM THREE 12' x 10' (3.66m x 3.05m)

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

BATHROOM 9' 10" x 6' 4" (3m x 1.93m)

Skimmed ceiling. Skylight. Four piece suite comprising low level w/c, pedestal mounted wash hand basin, panelled bath with shower attachment and shower cubicle with electric shower. Extractor fan. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

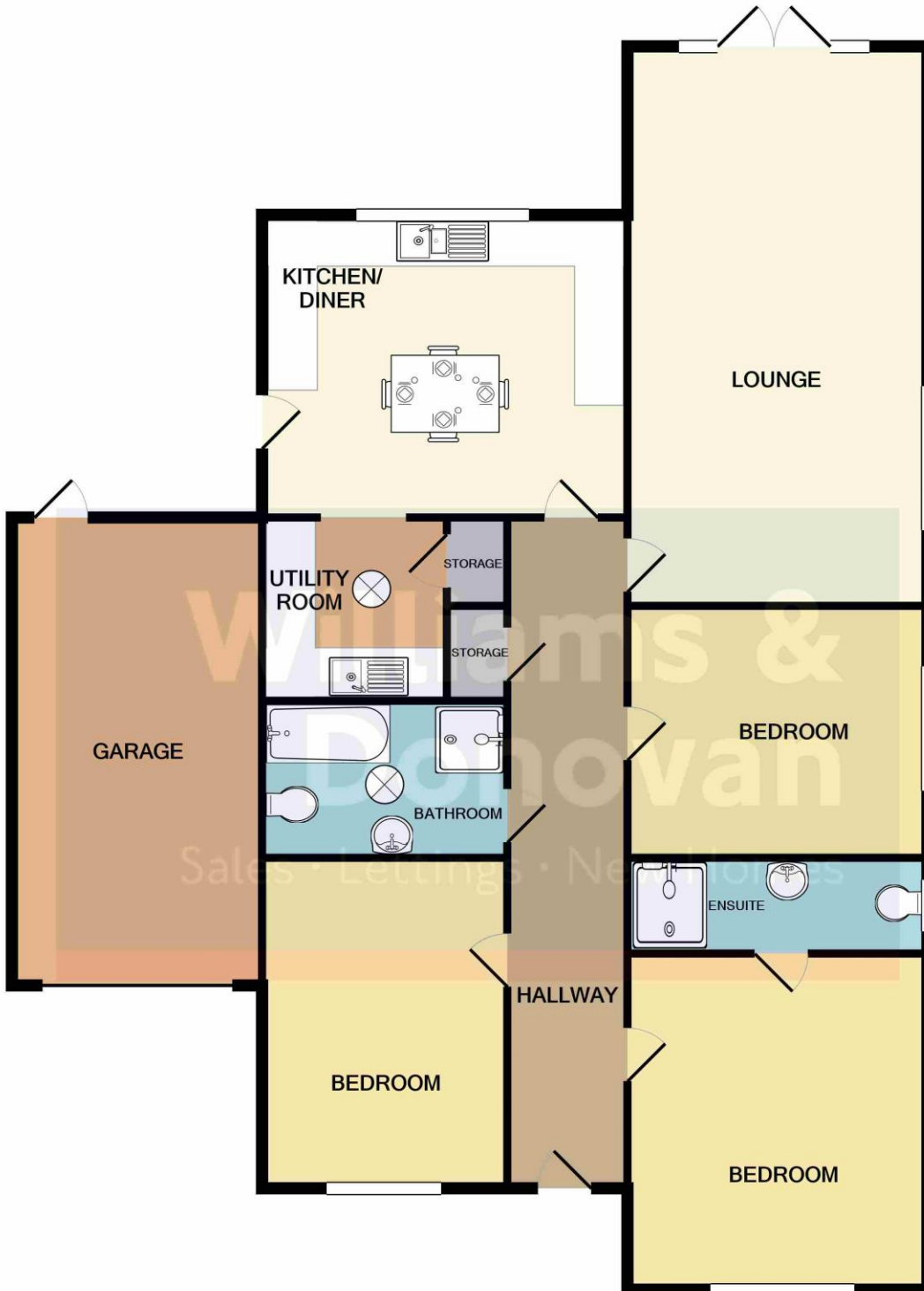
To the **FRONT** of the property, a pave driveway provides off street parking for numerous vehicle and access to **GARAGE**. Sleeper flower beds.

The **REAR GARDEN** measures approx. 80', commencing with paved patio leading to lawn. Two sheds to remain. Side gate.

GARAGE

With up and over door. Power and lighting. Water connection. Space for tumble drier. Door to **REAR GARDEN**.





TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.5 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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