

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manor Road, Benfleet, SS7 4HU



£400,000

WILLIAMS and DONOVAN - situated in the heart of Benfleet, within a stone's throw of local shops and easy walking distance to Woodside Park and catchment school, the OFSTED outstanding Robert Drake Primary, is this well presented three bedroom semi-detached chalet. The property benefits from having a spacious kitchen/diner measuring 17' x 15'; lounge measuring 15' x 14' 9"; ground floor bedroom one with ensuite; rear garden measuring approx. 36' with outbuilding suitable for home office, and off street parking for two/three vehicles. EPC rating - D. Our ref: 15408

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Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Obscure double glazed window to side aspect. Skimmed ceiling with spotlight insets. Storage cupboard. Radiator. Door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Door to:

KITCHEN/DINER 17' x 15' (5.18m x 4.57m)

Skimmed ceiling with spotlight insets. Double glazed French style doors to side aspect. Range of base and eye level units. Roll top working surfaces. Inset stainless steel one and a half bowl sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Central island. Space for washing machine. Space for fridge/freezer. Space for dishwasher. Storage cupboard. Radiator.



LOUNGE 15' x 14' 9" (4.57m x 4.5m)

Skimmed ceiling with inset spotlights. Double glazed French style doors to rear aspect. Double glazed window to side aspect. Radiator. Laminate wood flooring.



GROUND FLOOR BEDROOM ONE 15' x 11' 5" (4.57m x 3.48m)

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



ENSUITE 6' 7" x 4' (2.01m x 1.22m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising various vanity units with granite surfaces and concealed w/c, inset hand wash basin and double shower cubicle with mixer shower. Heated chrome towel rail.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM TWO 11' 5" x 11' (3.48m x 3.35m)

Double glazed window to front aspect. Eaves storage cupboard. Radiator.



BEDROOM THREE 11' x 9' 1" (3.35m x 2.77m)

Double glazed window to rear aspect. Storage cupboard. Radiator. Laminate wood flooring.



BATHROOM 12' 6" x 11' 6" reducing to 4' 5" (3.81m x 3.51m > 1.35m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath. Heated chrome towel rails.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for two/three vehicles.

The **REAR GARDEN** measures approx. 36' and commences paved patio leading to decking area which leads on to lawn. Sleeper flower beds. Gated side access.

OUTBUILDING/HOME OFFICE 10' 6" x 7' 3" (3.2m x 2.21m)

Double glazed window to side aspect. double glazed French style doors. Power and lighting.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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