

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Shorefields, South Benfleet, SS7 5BQ



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN are pleased to bring to the market, for the very first time, with NO ONWARD CHAIN, this spacious three double bedroom detached house, situated in a quiet South Benfleet cul-de-sac location backing fields and with views towards the River Thames. Offering huge potential, subject to local planning consents, this property, which has been in the same family from new, benefits from having two receptions rooms; ground floor cloakroom; garage with off street parking and West backing rear garden measuring approx. 60'. EPC rating - C. Our ref: 15122

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Accommodation comprises:

Entrance via double glazed door to:

HALLWAY

Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising low level w/c and hand wash basin. Radiator. Part tiled walls.

LOUNGE 15' 8" x 12' (4.78m x 3.66m)

Double glazed window to front aspect. Wall lighting. Radiator. Feature fireplace with electric fire.



DINING ROOM 10' x 9' 9" (3.05m x 2.97m)

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Opening to:



KITCHEN 10' 10" x 10' (3.3m x 3.05m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll

edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Space for washing machine. Space for dishwasher. Space for under counter fridge and freezer. Tiled walls. Wall mounted combi boiler, which we understand from the vendors, is approx. 18 months old.

FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Airing cupboard. Radiator. Doors to:

BEDROOM ONE 15' 6" x 12' (4.72m x 3.66m)

Double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 11' x 9' 10" (3.35m x 3m)

Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 9' 10" x 9' 9" (3m x 2.97m)

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



SHOWER ROOM 6' 1" x 5' 9" (1.85m x 1.75m)

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

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking with one vehicle, with potential for further on the lawn area.

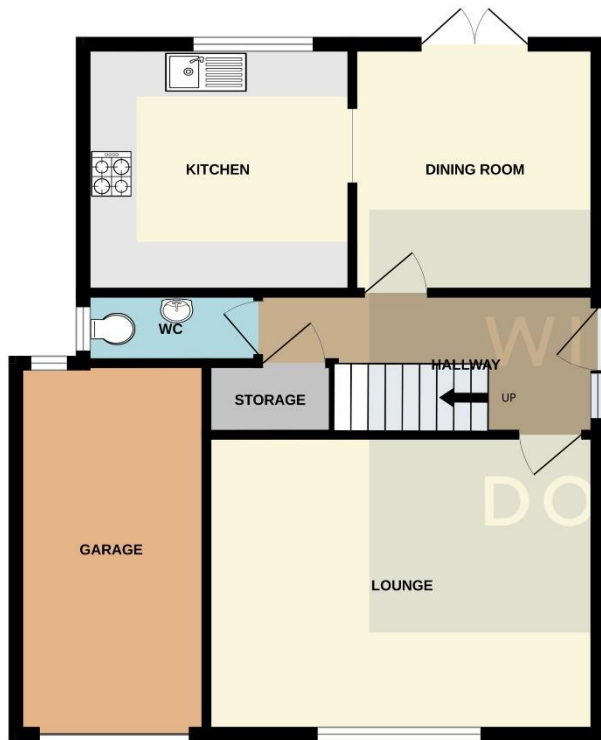
Backing onto open fields, the **REAR GARDEN** measures approx. 60' and is West backing. Commencing with paved patio leading to lawn. Shrub borders. Shed and greenhouse to remain. Gated side access. Outside tap.



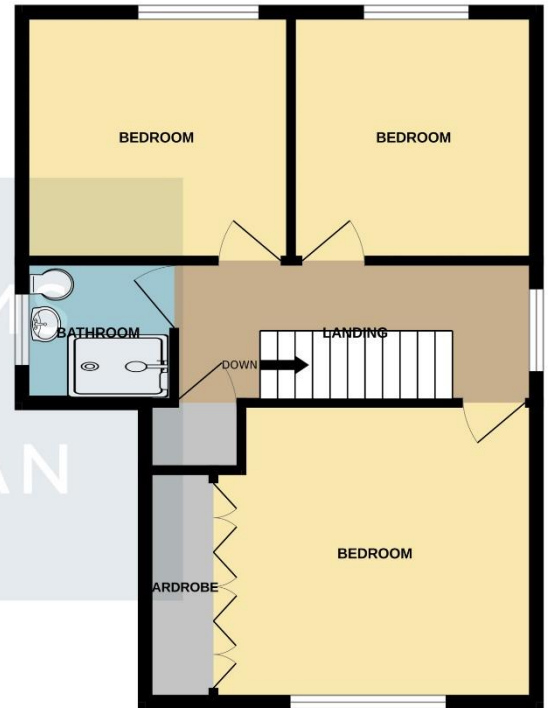
GARAGE

With up and over door. Power and lighting.

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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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