

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Tamarisk, Benfleet, SS7 5PW



Offers in Excess of £625,000

WILLIAMS and DONOVAN are delighted to bring to the market this fantastic four bedroom detached house situated in a quiet Benfleet cul-de-sac location within easy reach of local schools and a short distance from High Road shops and amenities. Immaculately presented throughout, this stunning property benefits from having two reception rooms; modern kitchen/diner; four good sized bedrooms, two with ensembles; double length garage; South backing rear garden and off street parking for three vehicles.

EPC rating - C. Our ref: 15691

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Accommodation comprises:

Entrance via solid wood door to:

ENTRANCE HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin. Chrome heated towel rail. Tiled floor.

LOUNGE 19' 6" x 11' 6" (5.94m x 3.51m)

Skimmed ceiling. Double glazed window with fitted shutters, to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Feature electric fireplace. Radiator.



DINING ROOM/STUDY 12' 9" x 9' 6" (3.89m x 2.9m)

Double glazed window with fitted shutters, to front aspect. Wall lighting. Radiator. Laminate flooring.



KITCHEN/DINER 13' 4" x 12' 9" (4.06m x 3.89m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed barn style door to REAR GARDEN. Range of modern base and eye level

units with quartz working surfaces. Double butler sinks with instant boiling tap and filtered water. Space for range cooker with extractor fan above. Space for fridge/freezer. Integrated dishwasher. Integrated microwave. Integrated wine cooler. Ornate radiator. Downlighting. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 11' 7" x 9' 10" (3.53m x 3m)

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



ENSUITE 7' 8" x 5' 8" (2.34m x 1.73m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 11' 9" x 8' 6" (3.58m x 2.59m)

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



ENSUITE 6' x 5' 5" (1.83m x 1.65m)

Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Tiled

walls. Tiled floor.

BEDROOM THREE 10' 10" reducing to 8' 8" x 8' 4"
(3.3m > 2.64m x 2.54m)

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



BEDROOM FOUR 7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 7' 8" x 6' 2" (2.34m x 1.88m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and P-shaped bath with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for three vehicles. The remainder is mostly laid to lawn. Shrub and hedge borders.

The **REAR GARDEN** is South backing and 50' in width x 34' deep. Commencing with patio area leading to lawn. Shrub borders. Shed to remain. Summerhouse to remain. Outside tap. External power and lighting. Gated side access.



DOUBLE LENGTH GARAGE 32' x 8' 9" (9.75m x 2.67m)

With up and over door. Double glazed barn style door leading to REAR GARDEN. Power and lighting. Range of base and eye level units with roll edged working surfaces. Inset one and a half sink bowl drainer. Space for washing machine. Space for tumble dryer.

GROUND FLOOR

1ST FLOOR



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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