

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Spencer Road, Benfleet, SS7 3ET



**Guide Price £600,000 - £625,000**

WILLIAMS and DONOVAN are delighted to offer for sale this lovely four bedroom detached house situated in a popular Benfleet residential location within catchment for the OFSTED outstanding Robert Drake Primary School and easy reach of local shops and other amenities. This lovely property benefits from having spacious and versatile living accommodation including a 21' 1" lounge; dining room; conservatory; breakfast room; playroom/study; four double bedrooms; double length garage with ample off street parking and an approx. 90' West backing rear garden. EPC rating - D. Our ref: 15496

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

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# Spencer Road, Benfleet, SS7 3ET

Accommodation comprises:

Entrance via solid wood door to:

## HALLWAY

Skimmed ceiling with inset spotlights. Built in storage cupboard. Radiator. Laminate flooring. Solid wood doors to:

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Tiled walls. Extractor fan. Tiled floor.

## DINING ROOM 14' 1" x 11' (4.29m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Double opening doors to:



## LOUNGE 21' 1" x 12' 7" (6.43m x 3.84m)

Skimmed ceiling. Double glazed window to side aspect. Feature fireplace with gas fire insert. Opening to:

## CONSERVATORY 12' 9" x 12' (3.89m x 3.66m)

Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Ceiling fan. Radiator. Bamboo wood flooring.



## BREAKFAST ROOM 11' x 10' (3.35m x 3.05m)

Skimmed ceiling. Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Opening to:



## KITCHEN 12' 2" x 9' 7" (3.71m x 2.92m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl ceramic sink drainer. Space for range cooker with extractor fan above. Space for fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled splashbacks. Tiled floor.

## FIRST FLOOR LANDING

Skimmed ceiling. Solid wood doors to:

## BEDROOM ONE 21' 3" x 9' 9" (6.48m x 2.97m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Shower cubicle with mixer shower. Hand wash basin with storage beneath.





**BEDROOM TWO 18' x 8' 9" (5.49m x 2.67m)**

Skimmed ceiling. Double glazed window to rear aspect. Built in storage cupboard. Radiator.

**BEDROOM THREE 14' 10" x 9' (4.52m x 2.74m)**

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

**BEDROOM FOUR 12' 1" reducing to 9' x 9' (3.68m > 2.74m x 2.74m)**

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



**FAMILY BATHROOM 15' x 6' 10" (4.57m x 2.08m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Four piece suite comprising high level w/c, pedestal mounted hand wash basin, free standing claw foot bath and double shower cubicle with mixer shower. Ornate radiator. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is an in/out block paved driveway providing off street parking for up to six vehicles and access to **GARAGE**. Shrub bed borders.

The **REAR GARDEN** measures approx. 90' and is West backing. Commencing with paved patio with balustrade

and steps down to lawn. Shrub borders. Heated outdoor pool. Shed to remain. Gated side access. Outside taps. Exterior power and lighting.



**DOUBLE LENGTH GARAGE 26' 6" x 11' 2" (8.08m x 3.4m)**

With up and over door. Power and lighting. Roof storage.

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.8 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.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.