

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Crescent Road, South Benfleet, SS7 1JL



Offers in Excess of £750,000

WILLIAMS and DONOVAN are excited to bring to market this incredible four double bedroom detached family home with NO ONWARD CHAIN. Situated in a sought after location of South Benfleet which backs onto Boyce Hill Golf Course and within easy reach of Benfleet High Road and C2C Station, this spacious home has plenty of offer. Features include a spacious lounge; kitchen/breakfast room; dining room; conservatory; study; utility room; two bathrooms; downstairs cloakroom; South facing rear garden measuring approx. 100ft+; double garage and parking for up to 5 cars. EPC rating - D. Our Ref: 15708

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Crescent Road, South Benfleet, SS7 1JL

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Obscured double glazed window to front aspect. Stairs to first floor. Understairs storage. Built in storage cupboard. Radiator. Doors to:

DOWNSTAIRS CLOAKROOM

Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Close coupled WC. Hand wash basin with storage beneath. Heated towel rail. Fully tiled.

STUDY 12' 7" x 8' 6" (3.84m x 2.59m)

Double glazed windows to front and side aspects. Radiator.



KITCHEN/BREAKFAST ROOM 15' 5" x 11' 10" max (4.7m x 3.61m max)

Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Range of base and eye level units. Roll edge work tops. One and a half sink bowl/drain. Integrated five ring electric hob. Extractor hood above. Integrated double electric oven/microwave. Integrated dishwasher. Integrated undercounter fridge. Tiled splashback. Tiled flooring. Door to:



UTILITY ROOM 12' 1" x 7' 2" (3.68m x 2.18m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed door to rear garden. Range of base and eye level units. Roll edge work tops. Sink/drain. Space for fridge/freezer, washing machine and tumble dryer. Tiled splashback. Tiled flooring. Door to garage.

DINING ROOM 13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed windows to rear and side aspects. Radiator. Double doors to:



LOUNGE 20' 0" x 12' 4" (6.1m x 3.76m)

Double glazed window to side aspect. Feature brick fireplace. Radiator. Double glazed sliding patio doors to:



CONSERVATORY 16' 4" x 14' 0" (4.98m x 4.27m)

Double glazed windows to all sides. Double glazed French doors to rear garden. Tiled flooring.



LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Radiator. Doors to:

BEDROOM ONE 17' 10" x 12' 4" (5.44m x 3.76m)

Double glazed windows to rear and side aspects. Built in wardrobes. Radiator. Door to:



EN SUITE 8' 6" x 5' 10" (2.59m x 1.78m)

Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Shower cubicle with mixer shower. Close coupled WC. Hand wash basin with storage beneath. Chrome heated towel rail. Fully tiled.

BEDROOM TWO 15' 8" max x 9' 9" max (4.78m x 2.97m)

Double glazed windows to rear and side aspects. Radiator.

BEDROOM THREE 14' 4" x 8' 8" (4.37m x 2.64m)

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

BEDROOM FOUR 12' 9" x 10' 10" (3.89m x 3.3m)

Skimmed ceiling. Double glazed windows to front and side aspects. Built in wardrobes. Stripped wood flooring. Radiator.

BATHROOM 9' 4" x 8' 8" (2.84m x 2.64m)

Skimmed ceiling with inset spotlights. Obscured double glazed window to side aspect. Freestanding bath. Shower cubicle with mixer shower. Close coupled WC. Hand wash basin with storage beneath. Chrome heated towel rail. Fully tiled.



FRONT

Paved driveway for parking up to five cars. Flowerbed borders.

REAR GARDEN Approx. 100ft

SOUTH facing garden backing onto Boyce Hill Golf Course comprising paved patio area leading to laid lawn with sleeper/stone shingle borders. Gated side access.



DOUBLE GARAGE 17' 4" x 16' 0" (5.28m x 4.88m)

Electric up and over door. Power and lighting. Wall mounted boiler. Double glazed window to side aspect.

GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.

1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2248 sq.ft. (208.8 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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