

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, Benfleet, SS7 5RF



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this three bedroom detached chalet situated in a prominent position on Benfleet High Road, within short walking distance of local primary and secondary schools and easy reach of Tarpots and High Road shopping facilities and Benfleet station. Benefitting from versatile living accommodation and offering huge potential, the property currently has two reception rooms; ground floor bedroom; office; conservatory; utility; double length garage and ample off street parking via a gated driveway. EPC rating - D. Our ref: 15742

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High Road, Benfleet, SS7 5RF

Accommodation comprises:

Entrance via double glazed patio doors to:

PORCH 7' x 2' 8" (2.13m x 0.81m)

Two uPVC double glazed windows to side aspect. Obscure double glazed door to:

HALLWAY

Radiator. Tiled floor. Doors to:

GROUND FLOOR BEDROOM THREE 12' 4" x 9' 8" (3.76m x 2.95m)

UPVC double glazed leadlight bay window to front aspect. Built in wardrobes. Radiator.



LOUNGE/DINER 25' 3" x 13' reducing to 10' 4" (7.7m x 3.96m > 3.15m)

UPVC double glazed leadlight bay window to front aspect. Double glazed patio door to CONSERVATORY. Feature brick built fireplace. Two radiators.

DINING ROOM 12' 9" x 12' 8" approx. (3.89m x 3.86m)

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Door to:

KITCHEN 11' 5" x 9' 7" approx. (3.48m x 2.92m)

UPVC double glazed windows to side and rear aspects. Range of base and eye level units with granite working surfaces and matching upstands. Inset stainless steel one and a half sink bowl drainer with free standing mixer tap. Space for electric oven with tiled splashback. Space for fridge. Part tiled walls. Radiator. Tiled floor. Door to:



UTILITY ROOM 19' x 7' 3" max (5.79m x 2.21m)

UPVC double glazed windows to front, side and rear aspects. UPVC double glazed door, with fitted blinds, to side aspect. Wall and base level units. Space for washing machine and tumble dryer. Tiled floor. Door to:

GROUND FLOOR CLOAKROOM 4' 8" x 2' 4" (1.42m x 0.71m)

Obscure uPVC double glazed window to rear aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin. Part tiled walls. Tiled floor.

CONSERVATORY 17' 3" x 8' 7" (5.26m x 2.62m)

Double glazed conservatory with tiled floor. French style doors providing access to REAR GARDEN.



GROUND FLOOR BATHROOM 10' 2" x 4' 8" (3.1m x 1.42m)

Obscure uPVC double glazed window to side aspect. Four piece suite comprising close coupled w/c, bidet, pedestal mounted hand wash basin and panelled bath. Tiled walls. Radiator. Tiled floor.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 17' 6" x 10' 10" (5.33m x 3.3m)

UPVC double glazed leadlight window to front aspect. Built in mirrored wardrobes. Radiator.



BEDROOM TWO 11' 2" x 10' 8" (3.4m x 3.25m)

UPVC double glazed leadlight window to rear aspect. Built in mirrored wardrobes. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a 48' x 40' independent driveway with gated entrance, providing off street parking for numerous vehicles, caravan or motor home. Gated side access to REAR GARDEN. Various flower beds with established flowers and plants.

The **REAR GARDEN** measures approx. 35' and commences with patio area with steps to further patio and lawn area. Pathway to rear. Various established flower beds. Two sheds to remain. Fencing to all boundaries.



DOUBLE LENGTH GARAGE 31' 7" x 11' 4" (9.63m x 3.45m)

Accessible via private side access road. With up and over door. Two windows to side. Door to REAR GARDEN. Power and lighting.

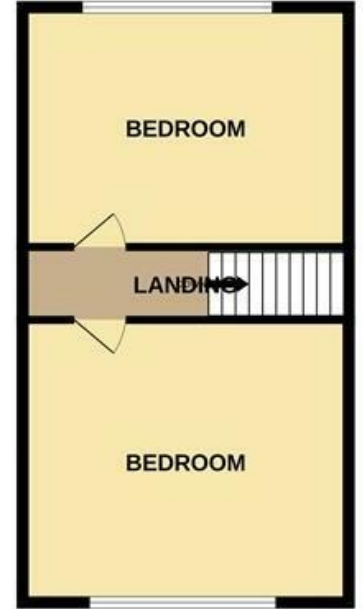


OFFICE 14' 4" x 7' 8" (4.37m x 2.34m)

UPVC double glazed double opening doors to front aspect. Further uPVC double glazed door to rear aspect. UPVC double glazed window to rear aspect. Power and lighting.

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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