

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Station Road, South Benfleet, SS7 1NG



### Offers In Excess of £400,000

WILLIAMS and DONOVAN are pleased to offer for sale this well presented three bedroom townhouse situated just a stone's throw from Benfleet station for direct links to London Fenchurch Street via the C2C line. The property benefits from having open plan living accommodation; ground floor gym; modern bathroom suite; ground floor cloakroom; garage and off street parking for two vehicles and is also conveniently located for High Road schools, shops and other amenities. EPC rating - C. Our ref: 11998

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# Station Road, South Benfleet, SS7 1NG

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage. Ornate radiator. Laminate flooring. Doors to:

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Ornate radiator. Part tiled walls. Tiled floor.

## GROUND FLOOR RECEPTION/GYM 12' 7" x 7' (3.84m x 2.13m)

Skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Ornate radiator. Laminate flooring.



## UTILITY ROOM 9' 1" x 5' 6" (2.77m x 1.68m)

Space for washing machine and tumble dryer. Laminate flooring. Door to GARAGE.

## KITCHEN/DINER 16' x 10' 3" (4.88m x 3.12m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Integrated dishwasher. Plinth lighting. Opening to:

## LOUNGE 16' x 15' 8" reducing to 13' 4" (4.88m x 4.78m > 4.06m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to front aspect. Stairs to SECOND FLOOR ACCOMMODATION. Radiator.



## SECOND FLOOR LANDING

Skimmed ceiling with loft access. Airing cupboard. Doors to:

## BEDROOM ONE 12' x 9' 8" max. (3.66m x 2.95m)

Double glazed window to front aspect. Radiator.



## BEDROOM TWO 9' 9" plus wardrobes x 9' 4" (2.97m x 2.84m)

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





**BEDROOM THREE 8' 3" x 6' 8" (2.51m x 2.03m)**

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



**BATHROOM 6' 4" x 5' 9" (1.93m x 1.75m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with overhead mixer shower. Heated towel rail. Part tiled walls.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to **GARAGE**.

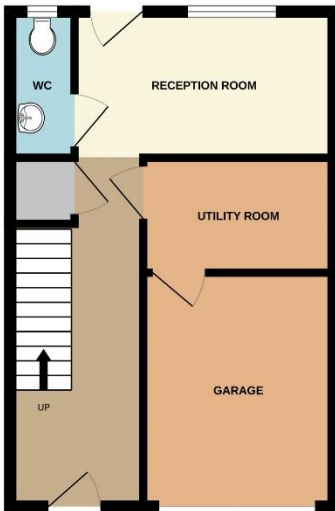
The **REAR GARDEN** measures approx. 30' and commences with decking area with steps down to artificial grass. Shed to remain.



**GARAGE 11' 2" x 9' 1" (3.4m x 2.77m)**

With up and over door. Door to **UTILITY ROOM**.

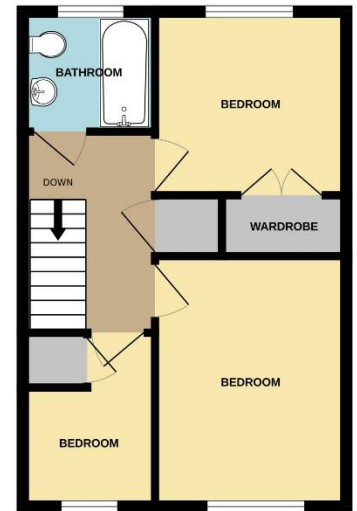
GROUND FLOOR  
365 sq. ft. (33.9 sq.m.) approx.



1ST FLOOR  
373 sq. ft. (34.6 sq.m.) approx.



2ND FLOOR  
365 sq. ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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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