

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, South Benfleet, SS7 5PP



GUIDE PRICE £400,000 - £425,000

WILLIAMS and DONOVAN are pleased to bring to the market this well presented two bedroom detached chalet situated within easy reach of High Road shops, local schools and just over a mile from Benfleet station. The property benefits from having two reception areas; beautiful un-overlooked 80' West backing rear garden; garage and off street parking for two/three vehicles. EPC rating - D. Our ref: 13060

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Kents Hill Road, South Benfleet, Essex, SS7 5PP

Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

PORCH 5' 4" x 2' 6" (1.63m x 0.76m)

Window to front. Laminate wood effect flooring. Obscure leadlight door to:

RECEPTION HALL 12' 2" x 5' 5" (3.71m x 1.65m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 18' 8" reducing to 10' 6" x 18' 2" (5.69m > 3.2m x 5.54m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed patio doors providing access to REAR GARDEN. Radiator. Storage cupboard. Laminate wood effect flooring.



DINING ROOM 8' 5" x 8' (2.57m x 2.44m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



KITCHEN 10' 7" x 7' 10" (3.23m x 2.39m) Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Obscure double glazed door to REAR GARDEN. Range of modern base and eye level units with roll edged working surfaces and tiled splashbacks. Inset white ceramic sink with chrome mixer tap. Range cooker to remain with tiled splashback and Rangemaster extractor hood over. Space for washing machine. Space for fridge/freezer. Integrated dishwasher. Laminate wood effect flooring.



FIRST FLOOR LANDING Skimmed ceiling. UPVC double glazed window to half stair. Doors to:

BEDROOM ONE 11' 7" x 10' 7" (3.53m x 3.23m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to front aspect. Range of built in mirrored wardrobes. Eaves storage cupboard. Radiator.



BEDROOM TWO 11' 9" x 11' 8" (3.58m x 3.56m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window, with plantation shutters, to rear aspect. Built in storage cupboard. Eaves storage cupboard. Radiator.



BATHROOM 6' x 5' 8" (1.83m x 1.73m) Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap and shower over. Ladder towel rail. Tiled walls. Tiled floor.



CLOAKROOM 5' 6" x 3' 1" (1.68m x 0.94m) Velux window to side aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Vinyl flooring.

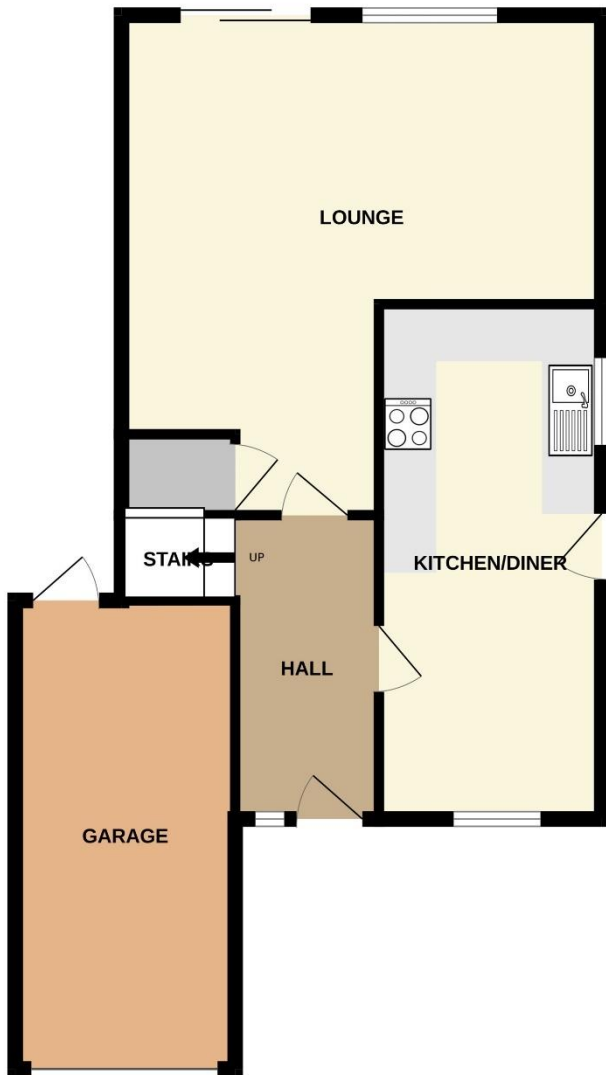
OUTSIDE OF PROPERTY: To the **FRONT** of the property is an independent driveway providing off street parking for numerous vehicles and access to **GARAGE**. Small lawn area. Gated side access.

The **REAR GARDEN** is un-overlooked, West backing and measures approx. 80'. Commencing with paved patio with pergola over, leading to lawn area. Various established flower beds and shrubs. Pathway to rear. Further Indian sandstone patio at rear. Fencing to all boundaries.

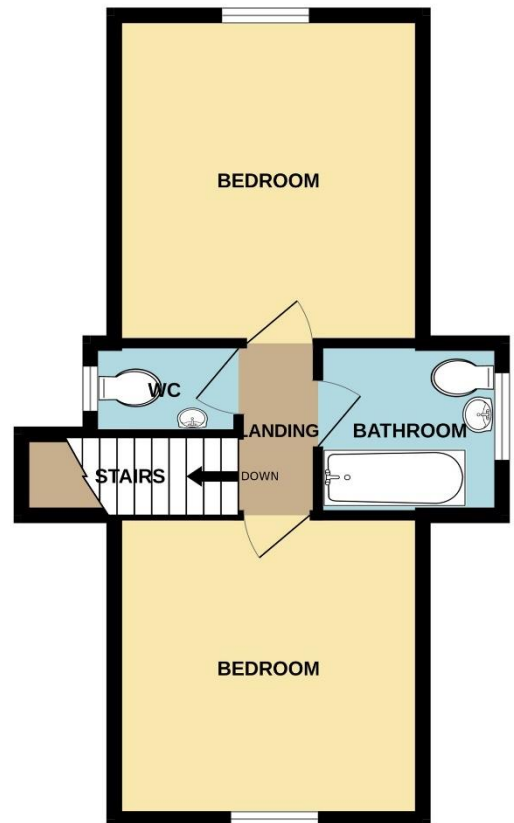


GARAGE 16' 4" x 8' 2" (4.98m x 2.49m) With up and over door. Power and lighting. Door at rear to **REAR GARDEN**.

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
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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.