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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wavertree Road, Benfleet, SS7 5AW



GUIDE PRICE £600,000 - £625,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely four bedroom link detached house, built approx. 8 years ago and situated in a quiet Benfleet location within easy reach of local schools, shops and station. This immaculately presented property benefits from having a 20' lounge; separate dining room; 16' 2" kitchen; study bedroom one with ensuite; South backing rear garden measuring 55'; garage with off street parking for three vehicles and electric car charging point. Remaining Buildzone guarantees in place. EPC rating - TBC. Our ref: 15760

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Wavertree Road, Benfleet, SS7 5AW

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Two radiators. Porcelain tiled floor. Internal door to GARAGE. Doors to:

LOUNGE 20' 7" x 11' 6" (6.27m x 3.51m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed French style doors overlooking and providing access to REAR GARDEN. Radiator. Opening to:



DINING ROOM 9' 5" x 8' 2" (2.87m x 2.49m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Radiator.



KITCHEN 16' 2" x 7' 10" (4.93m x 2.39m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. UPVC double glazed door to side aspect. Range of base and eye level units with granite working surfaces and matching upstands. Inset one and a half bowl stainless steel

sink drainer with chrome mixer tap. Inset Bosch electric hob with Bosch extractor hood over. Built in twin electric eyeliner Bosch ovens. Integrated Bosch dishwasher. Integrated Bosch washing machine. Integrated Bosch fridge and freezer. Porcelain tiled floor.

STUDY 7' 7" x 6' 9" (2.31m x 2.06m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.

GROUND FLOOR CLOAKROOM 5' 4" x 3' 10" (1.63m x 1.17m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled dual flush w/c and vanity mounted hand wash basin with chrome mixer tap. Radiator. Porcelain tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Obscure double glazed window to half stair. Built in storage cupboard. Doors to:

BEDROOM ONE 15' 8" x 10' 2" approx. (4.78m x 3.1m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Door to:



ENSUITE 10' 3" x 3' 6" (3.12m x 1.07m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Chrome heated towel rail. Tiled floor.

BEDROOM TWO 12' x 10' 3" max (3.66m x 3.12m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 2" x 9' 8" approx. (3.1m x 2.95m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM FOUR 12' 4" x 10' 2" max. (3.76m x 3.1m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 8' x 6' 7" (2.44m x 2.01m)

Skimmed ceiling with spotlight insets. Four piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with chrome shower mixer tap and shower cubicle. Chrome heated ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a block paved driveway provides off street parking for up to three vehicles, and access to **GARAGE**. Electric car charging point.

As previously mentioned, the **REAR GARDEN** is South backing and measures approx. 55'. Commencing with Indian sandstone paved patio leading to lawn. Various flowerbeds with established flowers and shrubs. Gated side access. Fencing to all boundaries.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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