

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, South Benfleet, SS7 5PN



GUIDE PRICE £325,000 - £350,000

Situated in a central South Benfleet location within easy reach of local schools, shops and just under a mile from Benfleet station, is this well presented period style two bedroom semi-detached house. This lovely character home benefits from a spacious modern kitchen/diner; conservatory; lounge; two double bedrooms; ground floor cloakroom; 50ft West backing rear garden and off street parking for two vehicles to the rear.

EPC rating - D. Our ref: 15354

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Kents Hill Road, South Benfleet, SS7 5PN

Accommodation comprises:

Entrance via UPVC double glazed door to:

HALLWAY

Skimmed ceiling. Stairs to first floor accommodation. Understairs storage cupboard housing combi boiler (1 year old). Tall designer radiator. Luxury vinyl flooring. Door to:



LOUNGE 12' 0" x 10' 2" (3.66m x 3.1m)

Skimmed ceiling with inset spotlights. Double glazed bay window to front aspect. Tall designer radiator. Luxury vinyl flooring.



KITCHEN/DINER 16' 0" x 10' 0" (4.88m x 3.05m)

Skimmed ceiling with inset spotlights. Double glazed window to side aspect. Single glazed window to rear aspect. Range of base and eye level units. Square edge work tops. One and a half sink/drainers. Space for range cooker. Integrated microwave. Space for fridge/freezer. Tall designer radiator. Tiled splashbacks. Service hatch. Luxury vinyl flooring. Door to:



CONSERVATORY 13' 3" x 5' 1" (4.04m x 1.55m)

Single glazed windows to rear and side aspects. Single glazed door to rear garden. Space and plumbing for washing machine and tumble dryer. Luxury vinyl flooring. Door to:



GROUND FLOOR CLOAKROOM

Obscured single glazed window to rear aspect. Low level WC. Pedestal hand wash basin. Luxury vinyl flooring.

LANDING

Skimmed ceiling. Luxury vinyl flooring. Doors to:

BEDROOM ONE 12' 7" x 10' 4" (3.84m x 3.15m)

Skimmed ceiling. Double glazed windows to front aspects. Built in wardrobe. Luxury vinyl flooring. Radiator.



BEDROOM TWO 11' 1" x 8' 7" (3.38m x 2.62m)

Skimmed ceiling. Double glazed window to rear aspect. Luxury vinyl flooring. Radiator.



BATHROOM

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



OUTSIDE OF PROPERTY:

To the FRONT of the property is a stone shingle front garden.

REAR GARDEN measures approx. 50'. Commences with patio area leading to lawn with sleeper flowerbeds and decking/seating area. Gated side access. Outside tap.



PARKING for two vehicles to the rear of the property.

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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