

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kings Road, South Benfleet, SS7 1JP



£575,000

WILLIAMS and DONOVAN are delighted to offer for sale this individually designed, immaculately presented three bedroom detached house, situated in a highly sought after South Benfleet location, close to High Road amenities and just over half a mile from Benfleet station. The property is partially reverse living, with open plan kitchen/dining room and one bedroom to the ground floor, lounge with balcony with fabulous views and two further bedrooms to the first floor, and a South West backing rear garden and off street parking for up to four vehicles to the exterior. EPC rating - TBC. Our ref: 15477

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Kings Road, South Benfleet, SS7 1JP

Accommodation comprises:

Entrance via composite door to:

## RECEPTION HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with large under stairs storage cupboard. Laminate flooring. Tall designer radiator. Solid oak doors to:

## GROUND FLOOR CLOAKROOM

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

## KITCHEN/BREAKFAST ROOM 16' 6" x 12' 1" (5.03m x 3.68m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Leicht German kitchen, fitted by Kube, consisting of a range of modern base and eye level units. Quartz working surfaces. Inset sink drainer with brushed stainless steel extendable mixer tap. Built in Siemens double electric oven/microwave. Integrated Siemens fridge/freezer. Integrated under counter Siemens freezer. Integrated Bosch dishwasher. Integrated Bosch washing machine. Central island with matching quartz working surface and breakfast bar. Inset BORA 4 ring self-induction hob. Integrated wine cooler. Power points and USB points. Tall designer radiator. Under counter lighting. Laminate flooring. Opening to:



## DINING ROOM 13' 10" x 11' 10" (4.22m x 3.61m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Tall designer radiator. Built in storage cupboard housing meters. Laminate flooring.



## GROUND FLOOR BEDROOM/SITTING ROOM 15' 5" x 10' 7" (4.7m x 3.23m)

Double glazed window to front and side aspects. Fitted wardrobes. Tall designer radiator.



## FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to front aspect. Tall designer radiator. Doors to BEDROOMS and BATHROOM. Opening to:

## LOUNGE 20' x 12' (6.1m x 3.66m)

Skimmed ceiling. Double glazed windows to front and rear aspects. Double glazed patio door to BALCONY. Two designer radiators.



## BALCONY

With brushed stainless steel and glass balustrade. Overlooking the REAR GARDEN and with panoramic views across South Benfleet and beyond towards the Estuary.



## BEDROOM ONE 15' 5" x 10' 9" (4.7m x 3.28m)

Skimmed ceiling. Double glazed windows to front and side aspects. Designer radiator.



## BEDROOM TWO 16' 6" x 12' 3" reducing to 8' (5.03m x 3.73m > 2.44m)

Skimmed ceiling. Double glazed window to rear aspect. Two designer radiators.



## FAMILY BATHROOM 7' 9" x 7' 8" (2.36m x 2.34m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece modern suite comprising close coupled w/c, pedestal mounted wash hand basin and P-shaped bath with shower attachment. Chrome heated towel rail. Tiled walls.

## OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, block paved driveway providing off street parking for up to four vehicles. Brick built flower beds. Exterior lighting.

The **REAR GARDEN** is South West backing and measures approx. 45' x 36'. Commencing with extensive raised decking/seating area. Steps down to lawn. Sleeper flower beds. Hedging borders. Shed with power connected to remain. Exterior lighting. Outside tap. Gated side access.



GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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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