

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Vicarage Hill, South Benfleet, SS7 1PA



GUIDE PRICE £700,000 - £725,000

Situated in one of the most prestigious locations in South Benfleet, just half a mile from Benfleet station, and within easy reach of all local amenities, is this fabulous five double bedroom detached house. Benefitting from having a recently fitted kitchen/family room measuring 21' 6" max.; separate lounge; utility room; bedroom one with ensuite and dressing room; two further bathrooms; loft room; good sized rear garden; garage and ample off street parking, this property must be viewed to fully appreciate the accommodation on offer. EPC rating - C. Our ref: 12997

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Vicarage Hill, South Benfleet, SS7 1PA

Accommodation comprises:

Entrance via uPVC double glazed lead light door to:

RECEPTION HALL

Smooth ceiling with spotlight insets. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Storage cupboard. Tiled floor with underfloor heating. Doors to:

LOUNGE 20' 5" x 13' 7" (6.22m x 4.14m)

Smooth ceiling with spotlight insets. UPVC double glazed bay window to front aspect. Further uPVC double glazed window to side aspect. Carpeted floor with underfloor heating. Double opening doors to:



DINING ROOM 17' 0" x 10' 0" (5.18m x 3.05m)

Smooth ceiling with spotlight insets. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. UPVC double glazed window to side aspect. Laminate flooring with underfloor heating.



KITCHEN/FAMILY ROOM 21' 6" reducing to 16' 4" x 16' 7" (6.55m > 4.98m x 5.05m)

Smooth ceiling with spotlight insets. UPVC double glazed bi-folding doors opening to REAR GARDEN. UPVC double glazed windows to both sides. Newly fitted with a range of modern grey floor to ceiling, base and eye level units with quartz working surfaces and matching upstands. Inset stainless steel sink with freestanding mixer tap. Inset

Bosch 5 ring gas hob with quartz splashback and extractor fan over. Inset Bosch twin eyeline ovens/microwaves. Integrated Bosch dishwasher. Space and plumbing for American style fridge/freezer. Tiled floor with underfloor heating. Double opening door to:



UTILITY ROOM 7' 3" x 5' 1" (2.21m x 1.55m)

Smooth ceiling with spotlight insets. UPVC double glazed window to side aspect. Base level units with roll edged working surfaces and tiled splashbacks. Space for washing machine. Space for tumble dryer. Tiled floor with underfloor heating.

GROUND FLOOR SHOWER ROOM 8' 10" x 2' 10" (2.69m x 0.86m)

Smooth ceiling with spotlight insets. Obscure uPVC double glazed window to front aspect. Three piece suite comprising close coupled w/c, wall mounted hand wash basin with chrome mixer tap and tiled splashback, and fully tiled shower cubicle. Extractor fan.

FIRST FLOOR LANDING

Smooth ceiling with inset spotlights. UPVC double glazed window to front aspect. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

BEDROOM ONE 14' 7" x 13' 6" (4.44m x 4.11m)

Smooth ceiling with spotlight insets. UPVC double glazed window to front aspect. Radiator. Doors to:



DRESSING ROOM 9' 8" x 6' 4" (2.95m x 1.93m)

Range of wardrobes, drawers and hanging space. Door to:

ENSUITE 9' 8" x 3' (2.95m x 0.91m)

Smooth ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Modern three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and fully tiled shower cubicle. Tiled walls. Radiator. Tiled floor.

BEDROOM TWO 11' 9" x 11' 6" (3.58m x 3.51m)

Smooth ceiling with spotlight insets. UPVC double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM THREE 11' 9" x 11' 6" (3.58m x 3.51m)

Smooth ceiling with spotlight insets. UPVC double glazed window to rear aspect. Radiator. Laminate flooring.

BEDROOM FOUR 13' x 10' (3.96m x 3.05m)

Smooth ceiling with spotlight insets. UPVC double glazed window to rear aspect. Radiator.



BEDROOM FIVE 10' x 8' (3.05m x 2.44m)

Smooth ceiling with spotlight insets. UPVC double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 11' 8" x 5' 9" (3.56m x 1.75m)

Smooth ceiling with spotlight insets. Obscure uPVC

double glazed window to side aspect. Four piece modern suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath and walk in shower cubicle. Chrome heated towel rail. Extractor fan. Part tiled walls. Tiled walls.



SECOND FLOOR LANDING

Double glazed Velux window to rear aspect. Eaves storage cupboard. Door to:

LOFT ROOM/BEDROOM SIX 29' x 12' reducing to 5' 7" (8.84m x 3.66m > 1.7m)

Smooth ceiling. Two double glazed Velux windows to rear and side aspects. Storage cupboard housing Boiler. Door to loft storage area.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive block paved driveway which provides ample off street parking, including space for motorhome and access to **GARAGE**. Raised circular flower bed with mature tree. Various mature shrubs. Gated side access to each side. Outside tap. External power and lighting.

The L-shaped **REAR GARDEN** measures approx. 50' x 40' max. and commences with raised patio area with glass balustrade and steps down to further paved area and artificial lawn area. Further paved area to side. External power and lighting. Fencing to all boundaries.





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.