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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Chestnut Grove, Benfleet, SS7 5RX



Offers in Excess of £600,000

Situated in a desirable Benfleet location, within easy reach of local schools, and a short drive to Benfleet station, is this four bedroom executive style house. This property benefits from having a spacious lounge; conservatory; dining room; kitchen room with separate utility; bedroom one with ensuite; large garage with off street parking for three vehicles and a rear garden measuring 36' x 40'. EPC rating - D. Our ref: 15764

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Chestnut Grove, Benfleet, SS7 5RX

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Wall lighting. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM 6' 2" x 3' (1.88m x 0.91m)

Skimmed ceiling. Obscure double glazed window to front aspect. Two piece suite comprising close coupled w/c and hand wash basin with tiled splashback and storage beneath. Radiator.

LOUNGE 23' 2" x 12' 10" (7.06m x 3.91m)

Double glazed bay window, with fitted shutters, to front aspect. Wall lighting. Laminate flooring. Opening to:



DINING ROOM 12' 10" x 11' 10" (3.91m x 3.61m)

Double glazed patio doors to CONSERVATORY. Radiator. Laminate flooring.



CONSERVATORY 10' 10" x 9' 2" (3.3m x 2.79m)

Double glazed windows to rear and side aspects. Double glazed door to REAR GARDEN. Radiator. Laminate flooring.



KITCHEN 11' 10" x 11' 5" (3.61m x 3.48m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 5 ring gas hob with extractor hood above. Built in double electric oven. Space for fridge/freezer. Space for dishwasher. Space for wine cooler. Tiled splashbacks. Tiled floor. Opening to:

UTILITY ROOM 11' 10" x 4' 10" (3.61m x 1.47m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to side aspect. Eye level units. Roll edged working surfaces. Space for washing machine. Space for tumble dryer. Wall mounted boiler. Tiled floor. Door to GARAGE.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window with fitted shutters, to front aspect. Airing cupboard. Wall lighting. Doors to:

BEDROOM ONE 15' x 11' 10" (4.57m x 3.61m)

Skimmed ceiling. Double glazed window with fitted shutters, to rear aspect. Range of fitted wardrobes. Wall lighting. Radiator. Laminate flooring. Door to:



ENSUITE 9' 4" x 3' 8" (2.84m x 1.12m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.

BEDROOM TWO 13' x 11' 10" (3.96m x 3.61m)

Skimmed ceiling. Double glazed window with fitted shutters, to rear aspect. Radiator. Laminate flooring.



BEDROOM THREE 12' 10" x 12' 8" (3.91m x 3.86m)

Skimmed ceiling. Double glazed window with fitted shutters, to front aspect. Fitted wardrobes. Radiator.



BEDROOM FOUR 12' x 9' 5" (3.66m x 2.87m) Skimmed ceiling. Double glazed window with fitted shutters, to front aspect. Fitted wardrobes. Radiator.

BATHROOM 12' 10" max. x 8' (3.91m x 2.44m) Skimmed ceiling. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, twin hand wash basins with storage beneath, corner bath and shower cubicle with mixer shower. Heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles and access to **GARAGE**. Exterior lighting.

The **REAR GARDEN** measures 36' x 40' and commences with paved patio leading to lawn. Shrub borders. Gated side access. Outside tap. Exterior power and lighting.



GARAGE 19' x 13' 8" (5.79m x 4.17m) With electric up and over door. Power and lighting. Door to **REAR GARDEN**. Door to **UTILITY**. Electric charging point.

GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.

1ST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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