

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Crescent Road, South Benfleet, SS7 1JL



### GUIDE PRICE £500,000

WILLIAMS and DONOVAN are delighted to offer for sale this three bedroom detached chalet situated in one of the most desirable roads in South Benfleet. Requiring some updating, the property offers fantastic potential for development, subject to usual planning consents, benefitting from having a spacious lounge measuring 18' 9"; utility room; ground floor bedroom; garage with off street parking and a 70' south west backing rear garden.  
EPC rating - E. Our ref: 14898

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

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Accommodation comprises:

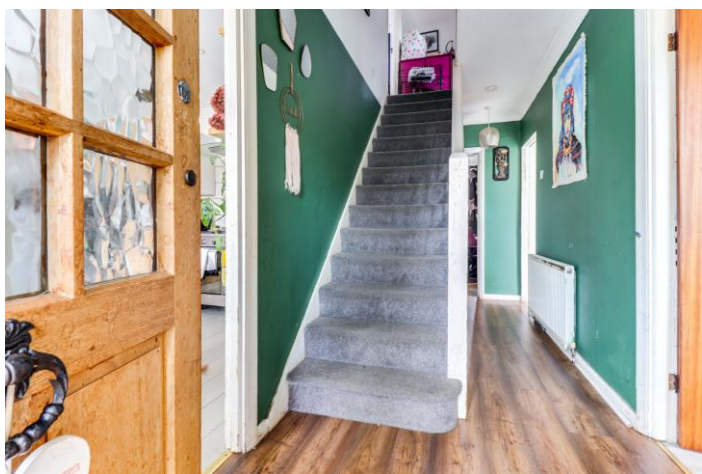
Entrance via uPVC leadlight French doors to:

## PORCH

UPVC double glazed leadlight window to side aspect. Laminate wood effect flooring. Obscure glazed door to:

## RECEPTION HALL

Stairs to FIRST FLOOR ACCOMMODATION. Understairs storage cupboard. Radiator. Laminate wood effect flooring. Opening to:



## KITCHEN 12' 3" x 11' 1" (3.73m x 3.38m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight bay window to front aspect. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset one and a half bowl sink with mixer tap. Space for dishwasher. Space for gas cooker. Space for fridge/freezer. Radiator. Laminate wood effect flooring.



## GROUND FLOOR BATHROOM 6' 6" x 6' 3" (1.98m x 1.91m)

Obscure uPVC double glazed leadlight window to front aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower over. Tiled walls. Radiator. Laminate wood effect flooring.



## UTILITY ROOM 9' 2" x 6' 9" (2.79m x 2.06m)

Obscure uPVC double glazed door to side providing access to REAR GARDEN. Base level units. Storage cupboards. Space for washing machine. Built in storage cupboard. Tiled floor.

## LOUNGE 18' 9" x 11' (5.72m x 3.35m)

UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring.



## GROUND FLOOR BEDROOM THREE/DINING ROOM 12' 9" x 8' 1" (3.89m x 2.46m)

Dual aspect uPVC double glazed windows to side and rear aspects. Radiator.

## FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 15' 9" x 11' 3" (4.8m x 3.43m)

UPVC double glazed window to rear aspect.  
Radiator. Built in storage cupboard.



### BEDROOM TWO 13' 4" x 9' 5" (4.06m x 2.87m)

UPVC double glazed window to side aspect.  
Radiator.



## OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a crazy paved driveway providing off street parking for one vehicle and access to **GARAGE** with shingle area to front with potential for further off street parking. Gated side access.

The **REAR GARDEN** measures approx. 70' and is South-west backing. Commencing with crazy paved patio and pathway to side. The remainder is mostly laid to lawn. Various established flower beds, fruit trees and shrubs. Fencing to all boundaries.

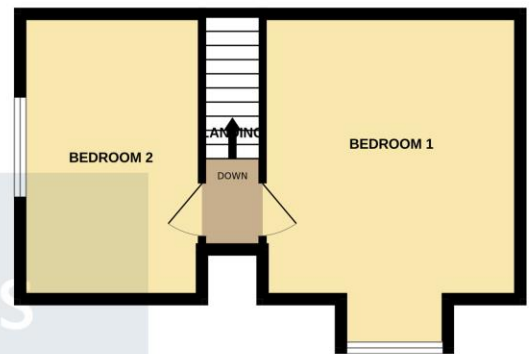


**GARAGE** with up and over door. Power and lighting. UPVC double glazed door and window to side aspect providing access to **REAR GARDEN**.

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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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.