

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## New Park Road, Benfleet, SS7 5UR



**GUIDE PRICE £650,000 - £675,000**

WILLIAMS and DONOVAN are privileged to bring to the market this incredible three/four double bed detached house situated on a double width plot and within easy reach of local schools and amenities. Being offered with NO ONWARD CHAIN, this immaculately presented property benefits from a host of impressive features including a spacious open plan kitchen/family room with bi-folding doors; sitting room/bedroom four; utility; ensuite to bedroom one; 100' rear garden; outbuilding suitable for home office; longer than usual length garage and in/out driveway providing off street parking for up to eight vehicles.

EPC rating - D. Our ref: 14634

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# New Park Road, Benfleet, SS7 5UR

Accommodation comprises:

Entrance via composite door to:

## RECEPTION HALL

Skimmed ceiling. Double glazed bay window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Laminate flooring. Doors to:



## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Tiled floor.

## SITTING ROOM/BEDROOM FOUR 13' 2" into bay x 11' (4.01m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Dual fuel log burner. Radiator.



## KITCHEN/FAMILY ROOM 26' 7" x 21' 3" reducing to 15' 3" (8.1m x 6.48m > 4.65m)

Skimmed ceiling. Spotlight insets. Roof lantern. Bi-folding doors leading to and overlooking REAR GARDEN. Double glazed window to rear aspect. Further double glazed bay window to side aspect. Feature log burner. Comprehensively fitted with a range of contemporary base and eye level units. Composite Maia working surfaces. Inset stainless steel sink drainer. Inset 5 ring gas hob with extractor fan above and glass splashback. Built in electric oven. Built in microwave. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar. Downlighting. Plinth lighting. Tiled floor with underfloor heating to kitchen area. Laminate flooring. Door to:







### FIRST FLOOR LANDING

Skimmed ceiling. Spotlight insets. Loft access with drop ladder. Double glazed window to side aspect. Doors to:

### BEDROOM ONE 14' plus wardrobes x 12' (4.27m x 3.66m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Fitted wardrobes. Radiator. Door to:



### UTILITY ROOM 7' 6" x 5' 6" (2.29m x 1.68m)

Skimmed ceiling. Spotlight insets. Range of base and eye level units. Composite Maia working surfaces. Inset stainless steel sink. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator. Double glazed door to side providing access to REAR GARDEN.



**ENSUITE 10' 6" x 5' 6" (3.2m x 1.68m)**

Skimmed ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled floor with underfloor heating.



**BEDROOM TWO 12' 4" x 12' plus wardrobes (3.76m x 3.66m)**

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Built in wardrobes. Radiator.



**BEDROOM THREE 9' 6" x 9' (2.9m x 2.74m)**

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Built in storage cupboard. Radiator.



**FAMILY BATHROOM 10' 10" x 6' (3.3m x 1.83m)**

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, vanity mounted wash hand basin with storage beneath, panelled bath with shower attachment and shower cubicle with mixer shower. Chrome heated towel rail. Tiled floor with underfloor heating.





### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an in/out driveway providing off street parking for up to eight vehicles and access to GARAGE. Gated side access.



The **REAR GARDEN** measures approx. 100' x 60' and commences with extensive Indian sandstone patio with built in seating area, leading to lawn. Brick built flower beds. Variety of mature shrubs and trees. Hard wood decking area with pergola and seating area. Ornamental pond. Outside power and lighting. Outside tap. Outside heater. Shed, with power, lighting and hard wired internet, to remain. Summerhouse to remain.





### **OUTBUILDING/OFFICE 19' 1" x 9' 2" (5.82m x 2.79m)**

Skimmed ceiling. Spotlight insets. Double glazed French style doors to front aspect. Double glazed window to side aspect. Range of fitted desks and cabinets. Laminate flooring. Hard wired Virgin internet connection. Space for fridge and freezer. Door to:



### **CLOAKROOM**

Skimmed ceiling. Spotlight insets. Two piece suite comprising close coupled w/c and hand wash basin. Laminate flooring.



### **GARAGE 25' 10" x 10' (7.87m x 3.05m)**

Longer than usual length garage, with up and over door. Power and lighting. Door to side leading to REAR GARDEN.







GROUND FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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.  
Made with Metropix ©2023

**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.