

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Glebelands, Benfleet, SS7 4LT



Offers in Excess of £425,000

WILLIAMS and DONOVAN are delighted to bring to the market this lovely, immaculately presented three bedroom semi-detached house situated in a pleasant Benfleet cul-de-sac location, within easy reach of local schools, shops, park and shopping facilities and major routes at Tarpots. The property benefits from having lounge measuring 16'; kitchen/breakfast room measuring 16'; dining room; bedroom one with ensuite; garage with off street parking for numerous vehicles and a 100' South backing rear garden.

EPC rating - D. Our ref: 15852

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Glebelands, Benfleet, SS7 4LT

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Double glazed window to side aspect. Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. 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.

LOUNGE 16' x 11' 9" (4.88m x 3.58m)

Skimmed ceiling. Double glazed bay window to front aspect. Wall lighting. Radiator.

KITCHEN/BREAKFAST ROOM 16' x 13' 4" (4.88m x 4.06m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Range of modern base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring induction hob with extractor fan above. Built in electric oven. Built in microwave. Integrated dishwasher. Integrated washing machine. Space for fridge/freezer. Tall designer radiator. Under stairs storage cupboard. Breakfast bar. Laminate flooring. Double glazed doors to:



DINING ROOM 11' 9" x 10' 2" (3.58m x 3.1m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Electric radiator. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard. Doors to:

BEDROOM ONE 16' x 11' 4" (4.88m x 3.45m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Door to:



ENSUITE 7' 3" x 4' 2" (2.21m x 1.27m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.

BEDROOM TWO 9' 4" max. x 8' 8" (2.84m x 2.64m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM THREE 10' 2" x 6' 10" (3.1m x 2.08m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

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



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway with **CARPORT** and block paved frontage providing off street parking for numerous vehicles and access to **GARAGE**. Shrub bed border.

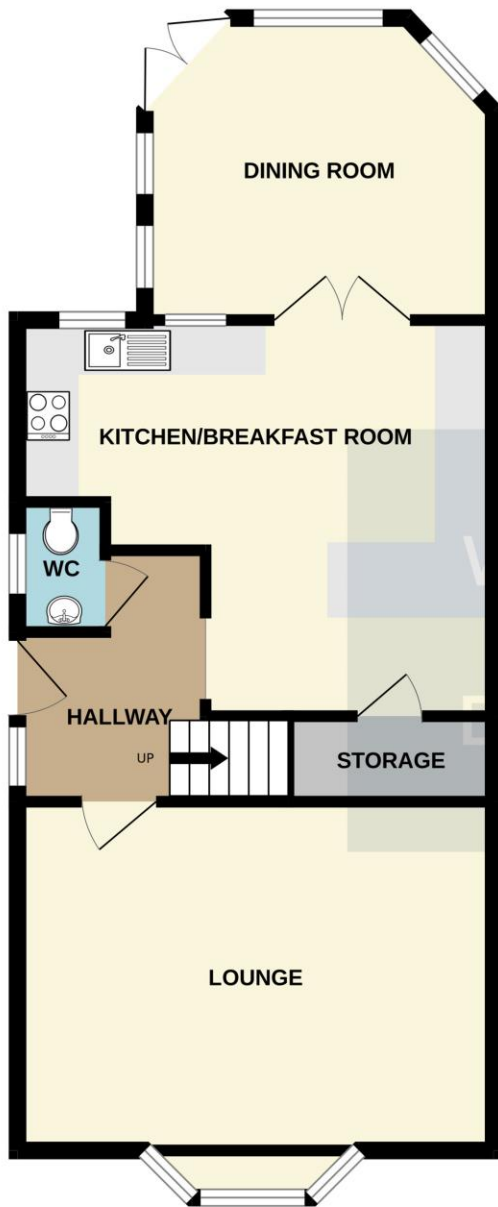
The **REAR GARDEN** is South backing and measures approx. 100'. Commencing with paved patio leading to lawn. Sleeper flower beds. Shed to remain. Gated side access.

GARAGE 17' 4" x 8' 2" (5.28m x 2.49m)

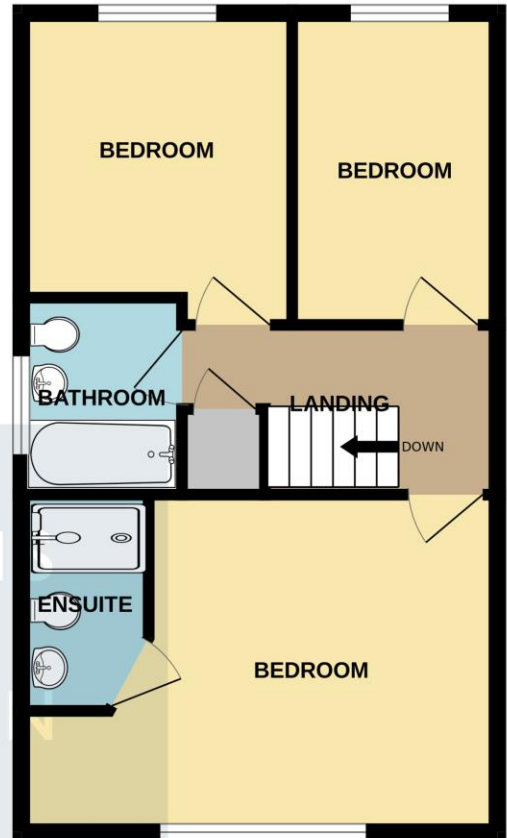
With electric roller door. Power and lighting. Double glazed door to **REAR GARDEN**.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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AND
ONOVA

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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