

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Glyders, South Benfleet, SS7 1NU



**GUIDE PRICE £500,000 - £530,000**

WILLIAMS and DONOVAN are delighted to offer for sale this beautifully presented four bedroom detached house, situated within a quiet South Benfleet cul-de-sac location, just half a mile from Benfleet station and Conservation area and easy reach of High Road shops and amenities and local schools. This fabulous split level property benefits from having a spacious modern kitchen; two reception rooms; ground floor cloakroom; four good sized bedrooms; integral garage with off street parking for two vehicles and electric car charging point and a low maintenance rear garden. EPC rating - D. Our ref: 15901

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

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Accommodation comprises:

Entrance via double glazed composite door to:

## HALLWAY

Doors to:

## LOUNGE 15' x 13' 3" (4.57m x 4.04m)

Skimmed ceiling. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Wood effect flooring.



**KITCHEN/BREAKFAST ROOM 21' x 10' (6.4m x 3.05m)** Skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Double glazed French style doors leading to REAR GARDEN. Range of modern base and eye level units with roll top working surfaces. Inset sink drainer. Inset induction hob with extractor hood over. Built in double oven. Integrated dishwasher. Integrated fridge/freezer. Tiled floor.



## INNER HALL

Double glazed door to REAR GARDEN. Door to:

## GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Two piece suite comprising close coupled w/c and hand wash basin. Part tiled walls.

## FIRST FLOOR LANDING

Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

## BEDROOM FOUR 10' x 6' 10" (3.05m x 2.08m)

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

## BEDROOM THREE 9' x 7' 9" (2.74m x 2.36m)

Skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Fitted wardrobe. Radiator.



## SECOND FLOOR LANDING

Skimmed ceiling. Loft access (we understand from the vendors, that the loft has a drop ladder, is boarded and has a light fitted). Doors to:

## BEDROOM ONE 15' x 10' (4.57m x 3.05m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator.

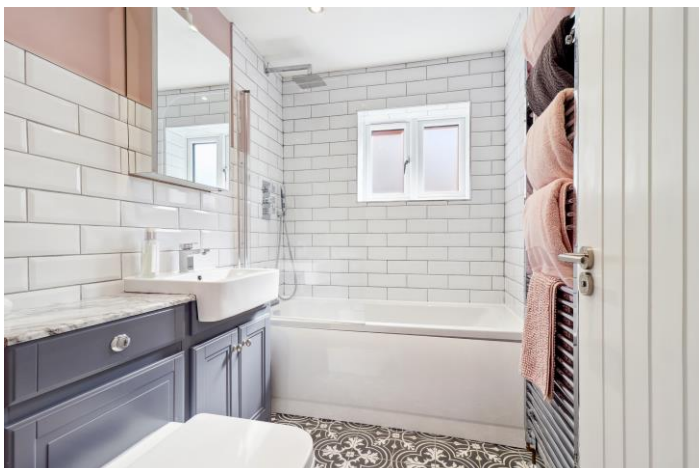




**BEDROOM TWO 10' 10" x 10' 3" (3.3m x 3.12m)** Skimmed ceiling. Double glazed window to front aspect. Radiator.



**BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)** Skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and panelled bath with overhead mixer shower and shower screen. Heated towel rail. Laminate flooring.



**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles, and access to **INTEGRAL GARAGE**, with electric car charging point. Lawn area. Mature shrub borders.

The **REAR GARDEN** is low maintenance and commences with patio area leading to artificial lawn. Putting green. Gated side access.

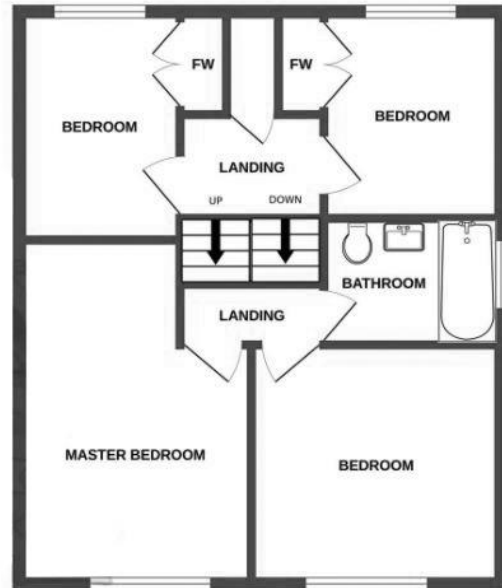


**INTEGRAL GARAGE**  
With up and over door. Power and lighting.

GROUND FLOOR



1ST FLOOR



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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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