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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Peregrine Drive, South Benfleet, SS7 5EJ



£365,000

WILLIAMS and DONOVAN are delighted to offer for sale this two/three bed semi-detached house situated in a popular South Benfleet residential location, less than a mile's walk from Benfleet station and within easy reach of High Road shops and schools. The property benefits from having a well-proportioned lounge; dining room measuring 17'; ground floor bedroom/study; ground floor cloakroom; two first floor double bedrooms; South backing rear garden; garage and off street parking. EPC rating - C. Our ref: 15875

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

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# Peregrine Drive, South Benfleet, SS7 5EJ

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Doors to:

## GROUND FLOOR BEDROOM/STUDY 12' 10" x 6' 3" (3.91m x 1.91m)

UPVC double glazed window to side aspect. Radiator.

## LOUNGE 15' 1" x 12' 6" (4.6m x 3.81m)

UPVC double glazed window to front aspect. Further uPVC double glazed feature window to side aspect. Feature fireplace with electric fire insert. Radiator.



## DINING ROOM 17' x 8' 2" (5.18m x 2.49m)

Inset spotlights. Two built in storage cupboards. Radiator. Open plan to:



## KITCHEN 10' 7" x 8' 9" (3.23m x 2.67m)

UPVC double glazed window to rear aspect. UPVC double glazed door providing access to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for dishwasher. Space for washing machine. Wall mounted Worcester Bosch combi boiler. Engineered oak flooring. Door to:



**INNER HALL** Obscure uPVC double glazed door to side aspect. Radiator. Engineered oak flooring. Door to:

## GROUND FLOOR CLOAKROOM 5' 4" x 3' 6" (1.63m x 1.07m)

Obscure uPVC double glazed window to rear aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin. Part tiled walls. Engineered oak flooring.

**FIRST FLOOR LANDING** Loft access hatch (we understand from the vendors that the loft is part boarded and has power and lighting). Radiator. Doors to:

## BEDROOM ONE 12' 4" x 12' 3" (3.76m x 3.73m)

UPVC double glazed window to front aspect. Radiator.



**BEDROOM TWO 12' 6" x 10' 6" (3.81m x 3.2m)**  
UPVC double glazed window to rear aspect.  
Radiator.



**BATHROOM 9' 5" x 4' 8" (2.87m x 1.42m)** Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin with brushed steel mixer tap and panelled bath with shower with rainmaker shower head over. Tiled walls. Designer wall mounted towel rail.

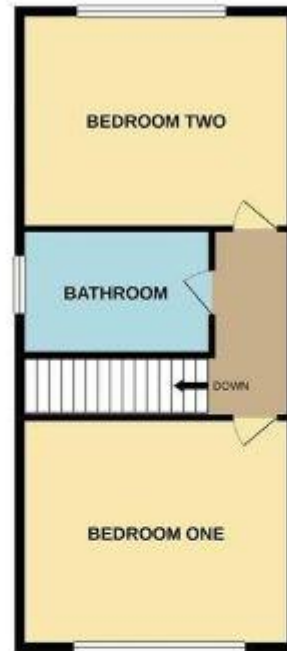


**OUTSIDE OF PROPERTY:** To the **FRONT** of the property, an independent driveway provides off street parking for numerous vehicles and access to **GARAGE**. The remainder is laid to lawn.

The **REAR GARDEN** is South backing and measures approx. 30'. Commencing with paved patio leading to lawn. Shed to remain. Fencing to all boundaries.



**GARAGE 16' 10" x 8' 2" (5.13m x 2.49m)**  
With up and over door. Power and lighting. Door to **REAR GARDEN**.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, sizes and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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.