

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manor Road, Benfleet, SS7 4BG



£675,000

WILLIAMS and DONOVAN are privileged to bring to the market with NO ONWARD CHAIN, this stunning five bedroom detached house, situated in a popular Benfleet residential location within easy reach of local schools, shops and major routes via the A13. This high specification, executive style property with accommodation over three floors, benefits from many fine features including a spacious kitchen/diner measuring 28' 3" with separate utility; lounge measuring 21' 8" with vaulted ceiling; study; bedroom one with ensuite; bathrooms to ground and first floors and a South facing rear garden.

EPC rating - TBC. Our ref: 15886

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Manor Road, Benfleet, Essex, SS7 4BG

Accommodation comprises:

Entrance via obscure composite door with sidelights to:

SPACIOUS HALLWAY 22' 5" x 5' 9" (6.83m x 1.75m)

Ornate coved and skimmed ceiling with spotlight insets. Stairs to **FIRST FLOOR ACCOMMODATION** with understairs storage cupboard. Luxury flooring with underfloor heating. Doors to:



KITCHEN/DINER 28' 3" x 13' 3" reducing to 8' 4" (8.61m x 4.04m > 2.54m)

Skimmed ceiling with spotlight insets. Dual aspect uPVC double glazed windows to front and side aspects. Obscure uPVC double glazed door to side. Wall, base and floor to ceiling units with granite working surfaces and matching upstands. Inset stainless steel 5 ring Neff gas hob with extractor hood over. Built in twin eyeline Neff electric ovens. Space and plumbing for

American style fridge/freezer. Matching island with breakfast bar and inset one and a half bowl sink drainer with freestanding jet spray mixer tap. Space for dishwasher. Integrated Neff microwave. Tiled floor with underfloor heating.



UTILITY ROOM 7' 10" x 7' (2.39m x 2.13m)

Skimmed ceiling. UPVC double glazed window

to side aspect. Wall and base level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Inset stainless steel sink with free standing mixer tap. Built in storage cupboard housing Megaflow pressurised hot water cylinder and Vaillant boiler. Luxury flooring with underfloor heating.

STUDY 8' 8" x 8' 4" (2.64m x 2.54m)

Skimmed ceiling. UPVC double glazed window to side aspect. Built in desk area and storage cupboards. Luxury flooring with underfloor heating.



GROUND FLOOR BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted hand wash basin with chrome mixer tap and double ended bath with chrome shower mixer tap. Tiled floor with underfloor heating.



LOUNGE 21' 8" x 19' 1" (6.6m x 5.82m)

Impressive vaulted ceiling with two uPVC double glazed windows to side aspect. Double glazed bi-folding door to REAR GARDEN. Feature tv media wall with real flame effect gas fire. Luxury flooring with underfloor heating.



FIRST FLOOR LANDING

Ornate coved and skimmed ceiling. UPVC double glazed windows to side aspect. Radiator. Stairs to SECOND FLOOR ACCOMMODATION with glass balustrade. Doors to:



BEDROOM ONE 16' 3" x 12' 6" plus wardrobes (4.95m x 3.81m)

Ornate coved and skimmed ceiling. Two uPVC double glazed windows to front aspect. Air conditioning unit. Built in mirrored wardrobes. Radiator. Door to:



ENSUITE SHOWER ROOM 8' 4" x 2' 4" (2.54m x 0.71m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with overhead rainmaker showerhead. Tiled walls. Tiled floor.



BEDROOM TWO 14' x 7' 9" (4.27m x 2.36m)

Ornate coved and skimmed ceiling. UPVC double glazed window to side aspect. Radiator.



BEDROOM THREE 12' 4" x 7' 7" (3.76m x 2.31m)

Ornate coved and skimmed ceiling. UPVC double glazed window to side aspect. Radiator.



FAMILY BATHROOM 11' 5" x 6' 5" (3.48m x 1.96m)

Ornate coved and skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Four piece suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap, bath with chrome shower mixer tap and shower cubicle with overhead rainmaker shower. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



SECOND FLOOR LANDING

Skimmed ceiling. Built in storage cupboard. Doors to:

BEDROOM FOUR 12' 4" x 7' 6" (3.76m x 2.29m)

Skimmed ceiling. Double glazed Velux window to side aspect. Radiator.



BEDROOM FIVE/PLAYROOM 12' 2" x 10' 10" (3.71m x 3.3m)

Skimmed ceiling. Double glazed Velux window to side aspect. Radiator. Door to:



PLAYROOM/SITTING ROOM/DRESSING ROOM 14' 3" x 12' 3" (4.34m x 3.73m)

Skimmed ceiling. Double glazed Velux window to each side. Two eaves storage cupboards. Laminate wood effect floor.

OUTSIDE OF PROPERTY:

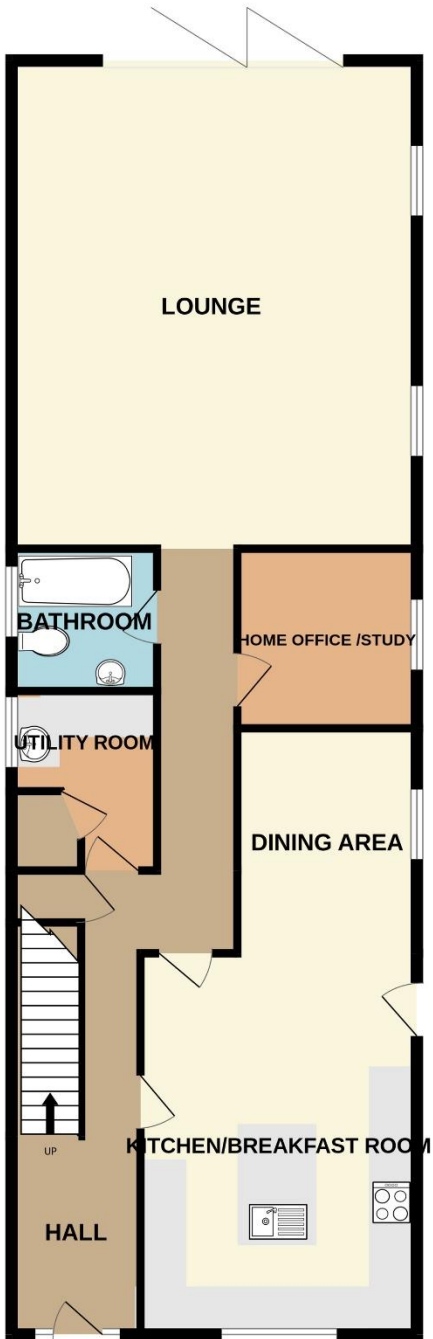
The property is situated on a corner plot. To the **FRONT** of the property is a resin printed in/out driveway providing off street parking for numerous vehicles. Raised brick flower beds and retaining brick wall. Various established trees and shrubs. Gated side access to each side.



The **REAR GARDEN** is South facing and measures approx. 35'. Commencing with porcelain paved patio. Two lawn areas with raised brick flower beds with established shrubs, trees and plants. Gate to astro turf area with summerhouse to remain, with raised decking area outside.

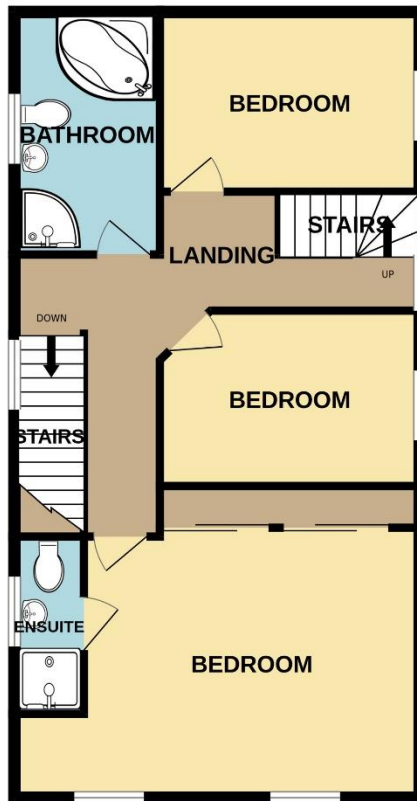


GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.
Made with Metropix ©2024

1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



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.