

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fleet Road, South Benfleet, SS7 5JN



£675,000

WILLIAMS and DONOVAN are delighted to bring to the market with NO ONWARD CHAIN, this unique property currently configured as an eight bedroom, six bathroom detached house but formerly two separate semi-detached properties. Situated in a desirable South Benfleet location, less than half a mile from Benfleet station and offering huge scope and possibility for development to flats or an HMO, this property backs onto parkland, has a swimming pool and must be viewed to fully appreciate the potential of the accommodation on offer. EPC rating - D. Our ref: 15740

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Accommodation as follows:

ENTRANCE HALL

Stairs to FIRST FLOOR ACCOMMODATION.
Multiple doors off to:

KITCHEN 10' 9" x 9' 2" (3.28m x 2.79m)

Door to:

UTILITY ROOM 10' 2" x 6' 5" (3.1m x 1.96m)

BEDROOM 12' 3" x 11' 10" (3.73m x 3.61m)

Door to:

ENSUITE 8' 3" x 6' 5" (2.51m x 1.96m)



BEDROOM 10' 4" x 9' 10" (3.15m x 3m)

Door to:

ENSUITE 7' 1" x 3' 6" (2.16m x 1.07m)

BEDROOM 12' 9" x 11' 10" (3.89m x 3.61m)

Door to:

ENSUITE 8' 3" x 3' 9" (2.51m x 1.14m)

BEDROOM 15' 7" x 9' 5" (4.75m x 2.87m)

Door to:

ENSUITE 5' 2" x 4' 9" (1.57m x 1.45m)

STUDY/STUDIO 7' 9" x 5' 8" (2.36m x 1.73m)

SHOWER ROOM

SEPARATE W/C

GARAGE

Door to:

POOL SHOWER ROOM

FIRST FLOOR LANDING

Doors to:

KITCHEN/LOUNGE/FAMILY ROOM 25' 5" x 13' 4" (7.75m x 4.06m)

Patio doors to SUN TERRACE.



ADDITIONAL LOUNGE 25' 3" x 17' 2" (7.7m x 5.23m)

Patio doors to BALCONY.

BEDROOM 10' 6" x 9' (3.2m x 2.74m)

Door to:

ENSUITE 5' 7" x 5' 1" (1.7m x 1.55m)

BEDROOM 12' 3" x 9' 8" (3.73m x 2.95m)

BEDROOM 16' 2" x 16' 2" (4.93m x 4.93m)

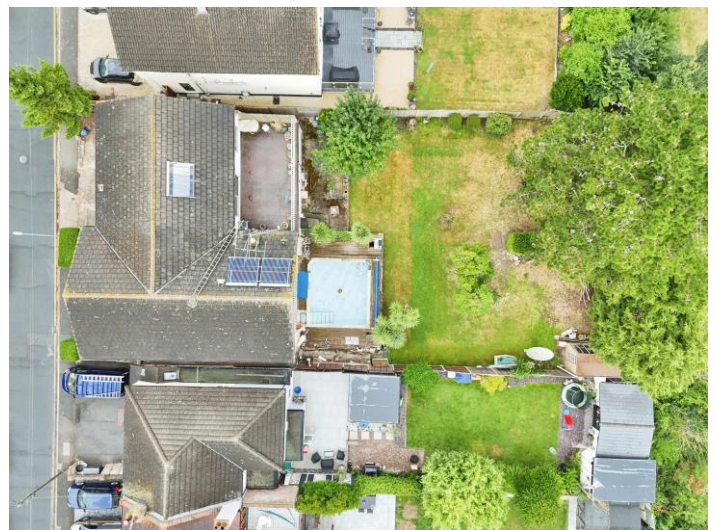
BEDROOM/STUDY 8' 0" x 7' 6" (2.44m x 2.29m)

CLOAKROOM

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a double garage with ample off street parking to the front.

The **REAR GARDEN** measures 62' x 80' and is West backing. With swimming pool.



GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



TOTAL FLOOR AREA : 3364 sq.ft. (312.5 sq.m.) approx.
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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.