

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Moreland Avenue, Benfleet, SS7 4JJ



£375,000

WILLIAMS & DONOVAN are pleased to offer for sale this five bedroom family home situated in the desirable dual catchment area for both The Appleton and The King John School and within easy reach of local schools, shops and parks. This well presented property benefits from having a modern kitchen/diner; spacious lounge; two bathrooms; garage and off street parking for two vehicles. EPC rating - D. Our ref: 14960

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

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# Moreland Avenue, Benfleet, SS7 4JJ

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Obscure double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Door to:

## LOUNGE 25' 2" x 13' 4" reducing to 8' (7.67m x 4.06m > 2.44m)

Double glazed window to front aspect. Feature fireplace with log burner to remain. Two radiators. Under stairs storage cupboard. Door to:



## KITCHEN/DINER 21' 7" x 14' 4" reducing to 8' 1" (6.58m x 4.37m > 2.46m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of modern base and eye level units. Square edged working surfaces. Tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 5 ring gas hob with extractor fan above. Built in double electric oven. Integrated microwave. Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor.



## FIRST FLOOR LANDING

Skimmed ceiling. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

## BEDROOM ONE 14' x 9' 10" (4.27m x 3m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.



## BEDROOM TWO 11' x 10' (3.35m x 3.05m)

Double glazed window to rear aspect. Storage cupboard. Radiator.



## BEDROOM FIVE 6' 10" x 6' 3" (2.08m x 1.91m)

Double glazed window to front. Radiator.

## BATHROOM 6' 3" x 5' 7" (1.91m x 1.7m)

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Tiled walls.





**SHOWER ROOM 8' 9" x 2' 5" (2.67m x 0.74m)**

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with electric shower.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for two vehicles.

The **REAR GARDEN** measures approx. 30' and commences with step down to lawn area. Hard standing area at rear. Rear gate to alleyway at rear leading to **GARAGE**, with up and over door and power connected.

**SECOND FLOOR LANDING**

Skimmed ceiling. Doors to:

**BEDROOM THREE 14' 8" reducing to 11' 5" x 9' (4.47m > 3.48m x 2.74m)**

Skimmed ceiling. Double glazed Velux windows to front aspect. Radiator.

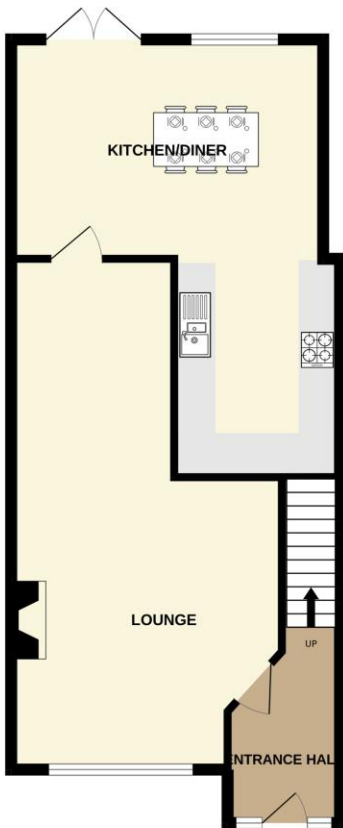


**BEDROOM FOUR 8' 9" x 8' 1" (2.67m x 2.46m)**

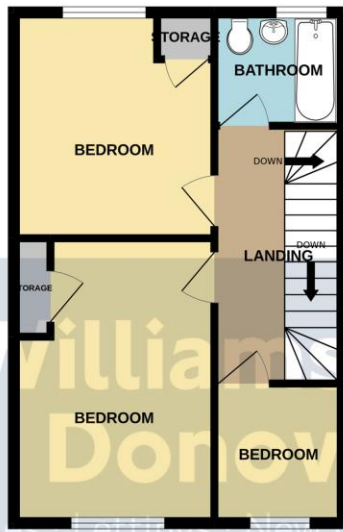
Skimmed ceiling. Double glazed window to rear aspect. Radiator.



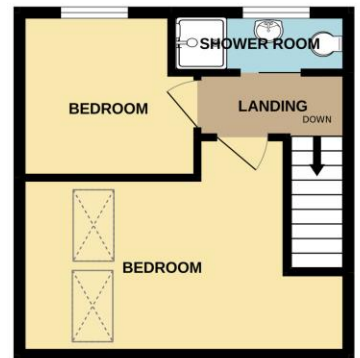
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



William & Dorovan  
Sales Lettings New Homes

TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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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.