

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Elounda Court, Benfleet, SS7 5QA



**GUIDE PRICE £700,000**

WILLIAMS and DONOVAN - situated in a quiet cul-de-sac location, within walking distance of local schools and easy access to High Road shops and Benfleet station, is this spacious five bedroom detached family home. The property benefits from having two reception rooms; utility room; ground floor cloakroom; bedroom one with ensuite; West backing rear garden; large garage and off street parking for two vehicles.

EPC rating – D. Our ref: 10486

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Elounda Court, Benfleet, SS7 5QA

Accommodation is as follows:

Entrance via double glazed entrance door to:

## ENTRANCE PORCH

Obscure double glazed window to front. Ornamental covered cornices to ceiling. Double opening doors to:

## SPACIOUS ENTRANCE HALL

Ornamental covered cornices to ceiling. Centre rose. Dado rose. Under stairs storage cupboard. Radiator with cabinet. Stairs to FIRST FLOOR.

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side. Ornamental covered cornices to ceiling. Two piece white suite comprising low level flush w/c and wash hand basin. Radiator with cabinet. Tiled floor.

## LOUNGE 17' 10" x 15' 5" (5.44m x 4.7m)

Two double glazed windows to front elevation. Feature fire with inset gas coal fire. Two inset display niches. Glazed double opening doors to:



## DINING ROOM 12' 1" x 9' 10" (3.68m x 3m)

Double glazed double opening doors to REAR GARDEN, with full height double glazed side screens. Wall lights. Ornamental covered cornices to ceiling. Dado rail.



## KITCHEN 14' 5" x 9' 10" (4.39m x 3m)

Two double glazed windows to rear. Ornamental covered cornices to ceiling. Granite working surfaces. Base and eye level units. Inset stainless steel corner sink unit with mixer tap. Built in oven. Space for American style fridge. Inset 6 ring gas hob. Built in oven. Extractor fan. Tiled surrounds to working surfaces. Eye level display units.

## UTILITY ROOM 9' 10" x 6' (3m x 1.83m)

Double glazed window to rear. Double glazed door to REAR GARDEN. Covered cornices to ceiling. Granite working surfaces with granite upstands. Base and eye level units. Space and plumbing for washing machine. Space for tumble drier. Tiled floor.

## SPACIOUS FIRST FLOOR LANDING

Double glazed archway window to side. Ornamental covered cornices to ceiling. Access to loft. Airing cupboard.



## BEDROOM ONE 14' 7" x 12' 5" (4.44m x 3.78m)

Two double glazed windows to front elevation. Extensive range of built in wardrobe units. Ornamental covered cornices to ceiling. Centre rose. Radiator. Concealed access to:



## EN-SUITE

Obscure double glazed window to side. Three piece suite comprising low level flush w/c, wash hand basin with storage space beneath and separate tiled shower cubicle.



**BEDROOM TWO 12' 1" x 10' (3.68m x 3.05m)**  
 Double glazed window to rear. Covered cornices to ceiling. Radiator. Laminated flooring.

**BEDROOM THREE 11' 5" x 10' 8" (3.48m x 3.25m)**  
 Two double glazed windows to front. Covered cornices to ceiling. Radiator. Storage cupboard.

**BEDROOM FOUR 10' 6" x 10' (3.2m x 3.05m)**  
 Double glazed window to rear. Built in wardrobe units. Radiator.



**BEDROOM FIVE 11' 6" x 6' 5" (3.51m x 1.96m)**  
 Double glazed window to front. Ornamental covered cornices to ceiling. Centre rose. Radiator.

**FAMILY BATHROOM**  
 Obscure double glazed window to rear. Four piece suite comprising low level flush w/c, wash hand basin, corner bath with mixer tap and shower attachment and separate tiled shower cubicle. Radiator. Tiled with complementary ceramics.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for two cars and access to **GARAGE**.

**WEST BACKING REAR GARDEN**

Measures 40' deep x 48' wide. Commencing with immediate raised paved patio. Fencing to both flanks and rear boundary. Laid to lawn. Flower and shrub borders. Exterior lighting. Personal door to:

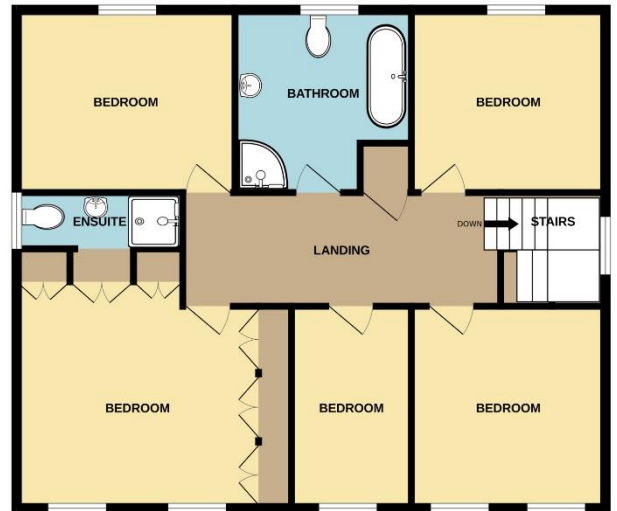


**GARAGE 16' 7" x 14' 8" (5.05m x 4.47m)**  
 With up and over door.

GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.2 sq.m.) approx.  
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**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.