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## Clarence Road North, South Benfleet, SS7 1HT



**GUIDE PRICE £575,000 - £600,000**

In a sought after location, with glorious views towards the Estuary and easy reach of local schools, High Road shops and Benfleet station, is this spacious five bedroomed detached house. This property benefits from having three reception areas; en-suite to bedroom one; study/ground floor bedroom five; ground floor cloakroom; garage with off street parking for numerous vehicles and a South facing rear garden. EPC rating - D. Our ref: 15924

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# Clarence Road North, South Benfleet, SS7 1HT

Accommodation comprises:

Entrance via double glazed composite door to:

## HALLWAY 18' 3" x 6' (5.56m x 1.83m)

Skimmed ceiling. Stairs to FIRST FLOOR. Radiator. Wood effect flooring. Doors to:

## LOUNGE 16' 8" x 12' 4" (5.08m x 3.76m)

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

## DINING ROOM 12' 6" x 10' 4" (3.81m x 3.15m)

(Currently being used as 2<sup>nd</sup> reception room). Skimmed ceiling. Double glazed window to front aspect. Radiator.



## STUDY/GROUND FLOOR BEDROOM FIVE 12' 6" x 6' (3.81m x 1.83m)

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

## KITCHEN/BREAKFAST ROOM 18' 1" x 8' 4" (5.51m x 2.54m)

Double glazed window to rear aspect. Range of base and eye level units. Granite working surfaces. Inset stainless steel sink drainer with chrome mixer tap. Tiled splash backs. Inset 5 ring gas hob with extractor fan above. Built in double oven. Integrated dishwasher. Integrated fridge. Double glazed French style doors to REAR GARDEN. Door to:



## UTILITY ROOM 6' 8" x 3' 7" (2.03m x 1.09m)

Skimmed ceiling. Space and plumbing for washing machine. Space for tumble drier. Wood effect flooring.

## GROUND FLOOR CLOAKROOM 3' 4" x 2' 6" (1.02m x 0.76m)

Skimmed ceiling. Two piece suite comprising low level w/c and hand wash basin. Part tiled walls. Tiled floor.

## FIRST FLOOR LANDING

Skimmed ceiling with loft access. Obscure double glazed window to side aspect. Doors to:

## BEDROOM ONE 15' 7" x 12' 5" (4.75m x 3.78m)

Dual aspect double glazed window to front and rear. Built in wardrobe. Radiator. Door to:



## ENSUITE 8' 3" x 5' (2.51m x 1.52m)

Three piece suite comprising low level w/c, hand wash basin and walk in shower cubicle. Heated towel rail. Tiled walls. Tiled floor.

## BEDROOM TWO 12' x 11' (3.66m x 3.35m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Radiator.



**BEDROOM THREE 10' 4" x 10' 3" (3.15m x 3.12m)**

Coved and skimmed ceiling. Double glazed window to front aspect. Radiator.



**BEDROOM FOUR 10' 3" x 7' 5" (3.12m x 2.26m)**

Coved and skimmed ceiling. Double glazed window to front aspect. Over stairs storage. Radiator.



**FAMILY BATHROOM 6' 9" x 5' 10" (2.06m x 1.78m)**

Obscure double glazed window to front aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and panelled bath. Heated towel rail. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a driveway provides off street parking for numerous vehicles and access to **GARAGE**. Flower beds with mature shrubs.

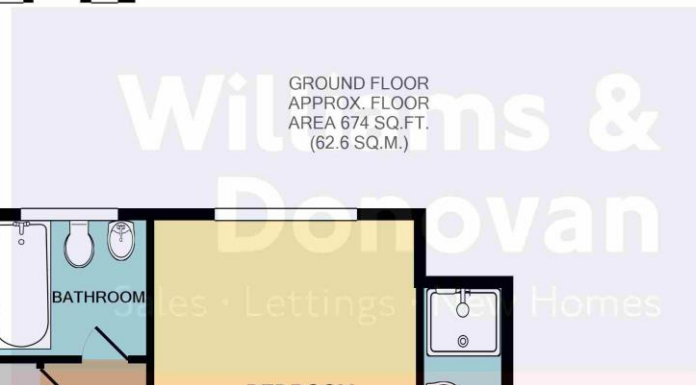
The **REAR GARDEN** is South backing. Commencing with block paved patio leading to lawn.



**GARAGE** with up and over door. Power and lighting.

**AGENT'S NOTE:**

**This property has planning passed under Castle Point Borough Council for a conversion and extension of the garage area: 23/0242/FUL**



GROUND FLOOR  
APPROX. FLOOR  
AREA 674 SQ.FT.  
(62.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**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.