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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Riverview Road, South Benfleet, SS7 1JT



£500,000

Situated in a desirable South Benfleet location, just over half a mile from Benfleet station, in close proximity to Boyce Hill golf course and a short walk from the shops and amenities on Benfleet High Road, is this beautifully presented three bedroom detached house.

Offered with NO ONWARD CHAIN, this property benefits from having two reception rooms; play room/study; utility; three double bedrooms; modern ground floor bathroom and equally modern first floor shower room; low maintenance rear garden; garage and ample off street parking. EPC rating - D. Our ref: 15945

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

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Accommodation comprises:

Entrance via composite entrance door to:

## HALLWAY

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage. Doors to:



## LOUNGE 17' 1" x 12' (5.21m x 3.66m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Feature fireplace with log burner to remain, and slate hearth. Radiator.

## GROUND FLOOR BATHROOM

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Modern three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome waterfall mixer tap and panelled bath with chrome waterfall mixer tap. Heated ladder style towel radiator. Extractor fan. Part tiled walls. Tiled floor.



## KITCHEN 12' 4" x 10' (3.76m x 3.05m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Range of base, eye level and drawer units with roll edged working surfaces. Inset Franke double bowl stainless steel sink drainer with mixer tap. Inset Hotpoint induction hob. Built in Hotpoint double oven. Integrated dishwasher. Integrated fridge. Integrated wine cooler. Breakfast bar. Tiled floor with underfloor heating. Open plan to:



## DINING ROOM 12' 5" x 9' 5" (3.78m x 2.87m)

Coved and skimmed ceiling. UPVC double glazed French style doors providing access to REAR GARDEN, with uPVC double glazed windows to each side to rear aspect. Radiator. Door to UTILITY ROOM. Open plan to:



## PLAY ROOM/STUDY 9' 10" x 6' 8" (3m x 2.03m)

Coved and skimmed ceiling. Radiator.

## UTILITY ROOM 7' 8" x 4' 7" (2.34m x 1.4m)

UPVC double glazed door to rear garden. UPVC double glazed window to rear aspect. Eye level units. Roll edged working surface. Space and plumbing for washing machine. Space for tumble dryer. Further space for appliances. Wall mounted Glow Worm combi boiler.



### FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch with drop ladder. (We understand from the owners that the loft is mostly boarded). Radiator. Doors to:

### BEDROOM ONE 13' 5" into wardrobe x 10' 8" (4.09m x 3.25m)

UPVC double glazed window to rear aspect. Fitted wardrobes. Eaves storage. Radiator.



### BEDROOM TWO 12' x 10' 7" (3.66m x 3.23m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



### BEDROOM THREE 12' 5" x 8' 3" (3.78m x 2.51m)

Skimmed ceiling. UPVC double glazed window to front aspect. Eaves storage. Storage cupboard. Radiator.

### SHOWER ROOM

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Modern three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with rainmaker showerhead and detachable

jet body spray. Heated ladder style towel radiator. Extractor fan. Part tiled walls. Tiled floor.

### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles and access to GARAGE. Flowerbed with bark chippings. Electric car charging point.

The **REAR GARDEN** is low maintenance, commencing with block paved patio leading to lawn. Further raised paved patio. Fencing to all boundaries. Gated side access. Outside tap.



### GARAGE 19' x 7' 7" (5.79m x 2.31m)

With up and over door. Power and lighting. Door to REAR GARDEN.

GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 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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