

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bartley Road, Benfleet, SS7 4DB



GUIDE PRICE £490,000 - £500,000

WILLIAMS and DONOVAN - situated in a quiet cul-de-sac Benfleet location within easy reach of local schools and the variety of amenities on offer at Tarpots, is this lovely, executive style three bedroom detached house. The property benefits from having a lounge measuring 18' 2"; dining room measuring 12' 4"; utility room; ground floor cloakroom; bedroom one with ensuite; garage with off street parking for numerous vehicles and an un-overlooked West backing rear garden. EPC rating - D. Our ref: 15942

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Accommodation comprises:

Glazed door to:

SPACIOUS HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Engineered oak flooring. Doors to:

DINING ROOM 12' 4" x 9' 9" (3.76m x 2.97m)

UPVC double glazed leadlight window to front aspect. Radiator.



KITCHEN 11' 9" x 7' 3" (3.58m x 2.21m)

UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and matching upstands. Inset one and a half bowl sink drainer with chrome mixer tap. Inset electric hob with extractor hood over. Built in electric oven. Integrated dishwasher. Laminate tile effect flooring. Opening to:

UTILITY ROOM 4' 8" x 4' 8" (1.42m x 1.42m)

Door and window to side aspect. Wall and base level units with granite working surfaces and matching upstands. Inset butler sink with freestanding chrome mixer tap. Space for washing machine.

GROUND FLOOR CLOAKROOM 5' 8" x 3' 2" (1.73m x 0.97m)

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Chrome ladder style towel rail. Tiled floor.



LOUNGE 18' 2" x 11' 3" (5.54m x 3.43m)

Obscure uPVC double glazed window to side aspect. UPVC double glazed bi-folding doors leading to and overlooking REAR GARDEN. Dado rail. Wood burner to remain, with slate tile hearth. Engineered oak flooring.

FIRST FLOOR LANDING

Loft access hatch. Obscure uPVC double glazed window to side aspect. Radiator. Built in storage cupboard. Doors to:

BEDROOM ONE 15' x 9' 10" (4.57m x 3m)

UPVC double glazed window to rear aspect. Radiator. Wooden floor. Door to:



ENSUITE 10' 2" x 3' 5" (3.1m x 1.04m)

UPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Radiator. Part panelled walls. Wooden floor.

BEDROOM TWO 12' 6" x 10' 1" (3.81m x 3.07m)

UPVC double glazed leadlight window to front aspect. Built in wardrobes. Radiator.



BEDROOM THREE 9' 4" x 8' 7" (2.84m x 2.62m)
UPVC double glazed leadlight window to front aspect.
Radiator.



BATHROOM 6' 8" x 6' (2.03m x 1.83m)
Obscure uPVC double glazed window to side aspect.
Three piece white suite comprising close coupled
w/c, pedestal mounted hand wash basin and panelled
bath with chrome shower mixer tap. Part tiled walls.
Chrome ladder style towel rail.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent shingle driveway providing off street parking for numerous vehicles and access to **GARAGE**. Flower bed with mature shrubs. Gated side access.

The **REAR GARDEN** is West backing and un-overlooked. Measuring approx. 30', the garden commences with paved patio leading to lawn. Central established sleeper flower bed. Brick built pet house, with insulated roof, power and heating. Two sheds and wood storage area to remain, with slate chip area to front. Further raised decking area to rear.



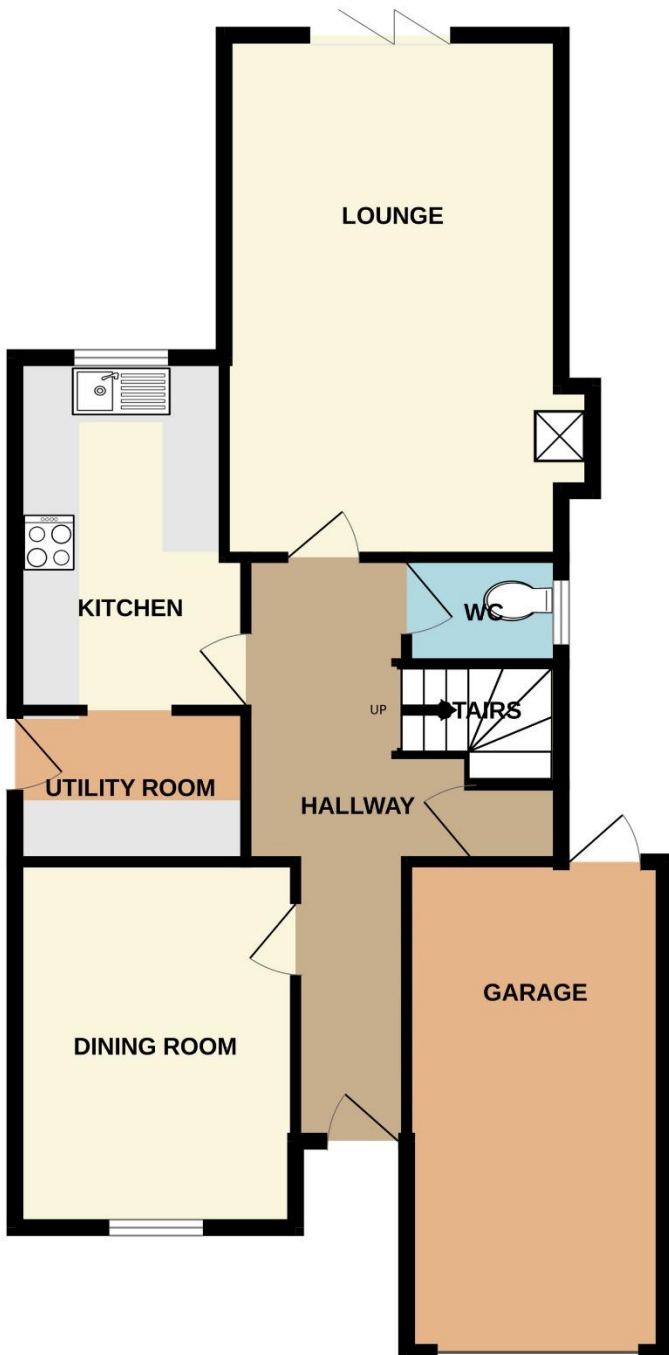
GARAGE 17' 10" x 9' 4" (5.44m x 2.84m)

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

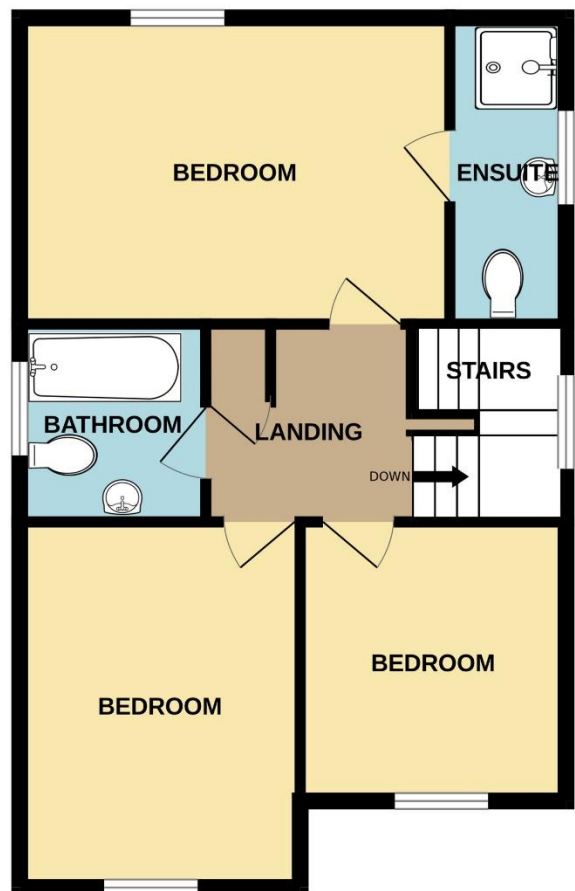
Agent's Note:

Loft has a thermos store which stores heat energy and is used for hot water and heating. Some energy comes from the multi fuel burning stove with the additional use of the electric supply. You can add solar panels and a heat source pump to this system.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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.