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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Green Road, South Benfleet, SS7 5JT



## Offers in Excess of £450,000

Situated in a sought after South Benfleet location, less than half a mile's walk from Benfleet station and within easy reach of local schools and shops, is this recently extended three bedroom semi-detached bungalow. Immaculately presented throughout, the property benefits from having a spacious lounge with bi-folding doors to rear garden; modern kitchen/breakfast room; three good sized bedrooms; modern 4 piece bathroom suite; workshop; garage and off street parking for numerous vehicles.

EPC rating - D. Our ref: 15961

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

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# Green Road, South Benfleet, SS7 5JT

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling with spotlight insets. Radiator. Engineered oak flooring. Solid oak doors to:

## LOUNGE 16' 3" x 13' 6" (4.95m x 4.11m)

Skimmed ceiling with spotlight insets. Double glazed bi-folding doors leading to and overlooking REAR GARDEN. Radiator. Engineered oak flooring.



## KITCHEN/BREAKFAST ROOM 17' 10" x 12' 8" reducing to 9' 7" (5.44m x 3.86m > 2.92m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed French style doors leading to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Space for range cooker with extractor fan above. Space for fridge/freezer. Space for washing machine. Breakfast bar. Engineered oak flooring.



## BEDROOM ONE 12' 10" x 11' (3.91m x 3.35m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Radiator. Opening to WALK IN WARDROBE.



## BEDROOM TWO 10' 2" x 9' 2" (3.1m x 2.79m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Radiator.



**BEDROOM THREE 9' 5" x 9' 1" plus corridor (2.87m x 2.77m)**

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Radiator.



**BATHROOM 11' x 6' (3.35m x 1.83m)**

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising low level w/c; hand wash basin with storage beneath; panelled bath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



**OUTSIDE OF PROPERTY:**

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

The **REAR GARDEN** measures approx. 37' and commences with paved patio leading to lawn and further artificial lawn. Gated side access. Double gates to:



**GARAGE 15' 10" x 8' (4.83m x 2.44m)**

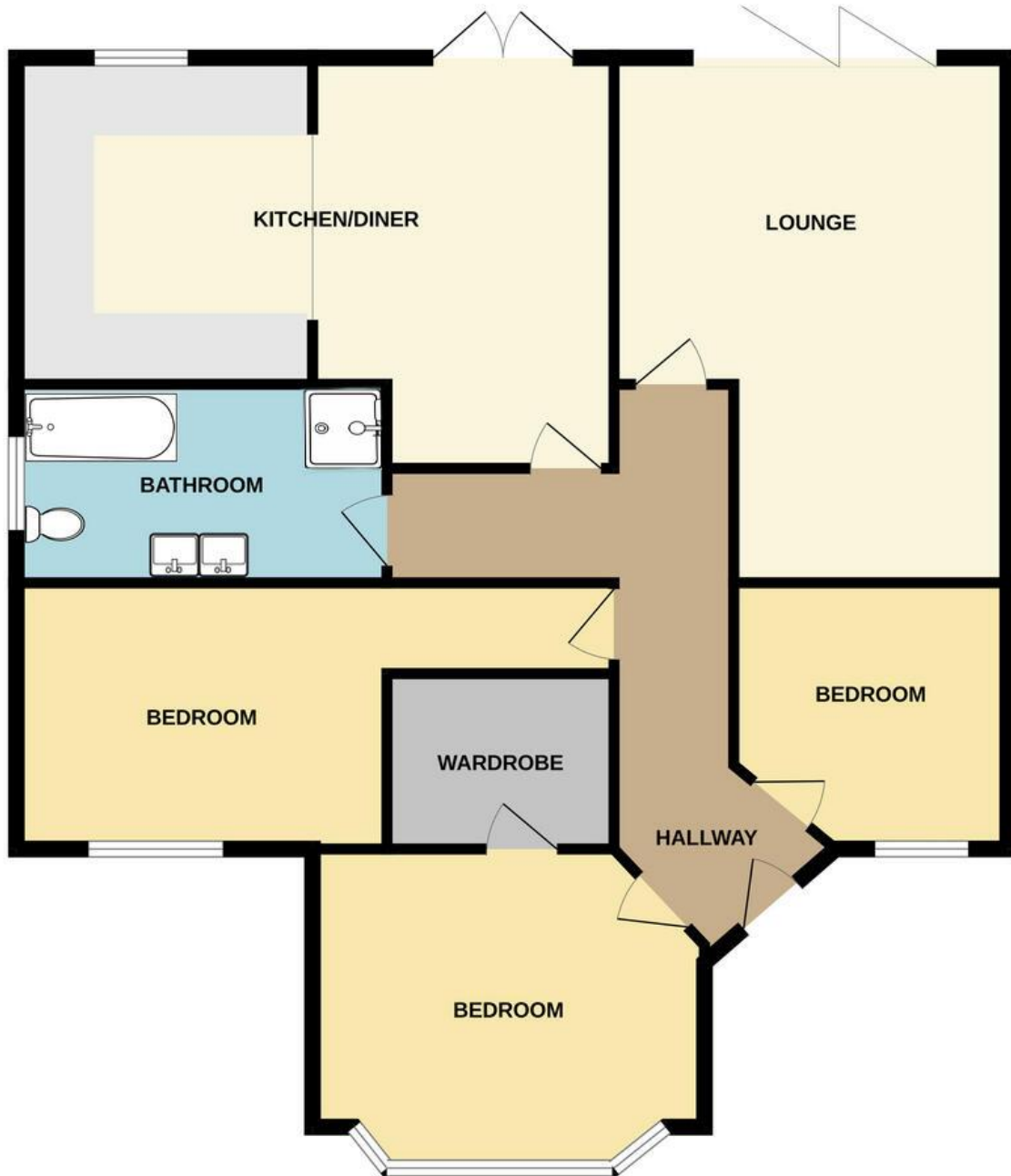
With up and over door. Power and lighting. Opening to:

**WORKSHOP 15' 6" x 6' (4.72m x 1.83m)**

With power and lighting.



GROUND FLOOR  
1140 sq.ft. approx.



TOTAL FLOOR AREA : 1140 sq.ft. 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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