

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Constitution Hill, South Benfleet, SS7 1EB



**GUIDE PRICE £450,000 - £475,000**

We are delighted to offer for sale this spacious, extended semi-detached family home situated in a desirable South Benfleet location within short walking distance of High Road shops and amenities and less than a mile from Benfleet station. The property benefits from having a 21' 9" lounge/diner; modern fitted kitchen; conservatory; two ground floor bedrooms; bathroom facilities to both floors; West backing rear garden measuring approx. 60' x 50' and a one and a half width garage with off street parking to front for numerous vehicles. EPC rating - C. Our ref: 15437

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

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# Constitution Hill, South Benfleet, SS7 1EB

Accommodation comprises:

Entrance via uPVC double glazed front door to:

## ENTRANCE HALL

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Wood panelled walls. Tiled floor. Doors to:

## GROUND FLOOR BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m)

Double glazed window to front aspect. Coved ceiling. Radiator. Laminate flooring.



## GROUND FLOOR BEDROOM THREE 10' 1" x 10' (3.07m x 3.05m)

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

## GROUND FLOOR BATHROOM 10' x 9' 8" (3.05m x 2.95m)

Double glazed Velux window to front aspect. Coved and skimmed ceiling with spotlight insets. Four piece suite comprising close coupled w/c, vanity mounted wash hand basin, free standing bath and large corner shower. Tiled walls. Chrome heated towel rail. Tiled floor.



## L-SHAPED LOUNGE/DINER 21' 9" reducing to 11' 8" x 18' 6" (6.63m > 3.56m x 5.64m)

Double glazed windows to rear. Double glazed French style doors leading to CONSERVATORY. Coved and skimmed ceiling. Two radiators. Laminate flooring. Door to:



## KITCHEN 15' 8" reducing to 8' 3" x 12' 1" (4.78m > 2.51m x 3.68m)

Double glazed window to rear aspect. UPVC double glazed door to side leading to REAR GARDEN. Coved and skimmed ceiling with inset spotlights. Comprehensively fitted with a range of Shaker style base and eye level units. Pan drawers. Roll edged working surfaces. Tiled splashbacks. Inset one and a half bowl sink drainer. Inset 5 ring gas hob with extractor hood over. Built in Neff oven. Space for American style fridge/freezer. Space and plumbing for dishwasher. Integrated washing machine. Built in wine rack. Cupboard housing wall mounted Biasi boiler. Door to walk in pantry.

## CONSERVATORY 10' 5" x 10' 1" (3.18m x 3.07m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Electric heater. Laminate flooring.



### FIRST FLOOR ACCOMMODATION

Double glazed Velux window to front aspect. Coved and skimmed ceiling with inset spotlights. Eaves storage cupboard. Further storage cupboards. Doors to:

### BEDROOM ONE 15' 4" x 12' 3" plus wardrobes (4.67m x 3.73m)

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



### BEDROOM FOUR 9' x 6' 7" (2.74m x 2.01m)

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



### SHOWER ROOM 8' 1" x 6' 2" (2.46m x 1.88m)

Obscure double glazed window to rear aspect. Coved and skimmed ceiling with inset spotlights. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin and corner shower cubicle. Tiled walls. Radiator. Extractor fan. 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**. Stone shingle borders. Brick retaining wall to front boundary.

The **REAR GARDEN** is West backing and measures approx. 60' x 50'. Commencing with decking area leading to lawn. Tree and shrub borders. Shingle pathway to rear. Further decking area to side. Outside tap.



### GARAGE 17' x 11' 3" (5.18m x 3.43m)

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

GROUND FLOOR  
1123 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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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