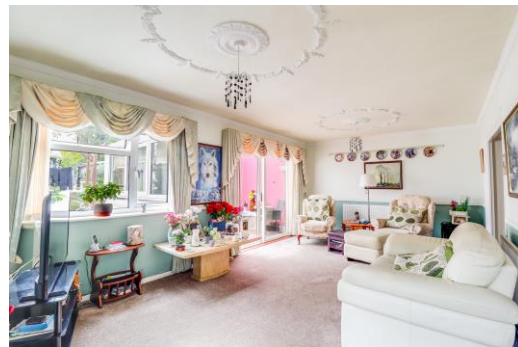


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oakfield Road, South Benfleet, SS7 5NS



£375,000

WILLIAMS and DONOVAN - situated in a desirable South Benfleet location, just under a mile and a half from Benfleet station and within walking distance of local schools and High Road amenities, is this three bedroom semi-detached chalet. The property benefits from having spacious ground floor accommodation including two reception rooms; ground floor bedroom; ground floor shower room; two further bedrooms with cloakroom to first floor; garage with off street parking for numerous vehicles and a rear garden measuring approx. 100'. EPC rating - D. Our ref: 15977

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

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Oakfield Road, South Benfleet, SS7 5NS

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALL

Obscure double glazed window to side aspect. Storage cupboard housing combi-boiler. Radiator. Doors to:

GROUND FLOOR BATHROOM 8' 2" x 5' 4" (2.49m x 1.63m)

Obscure double glazed windows to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



GROUND FLOOR BEDROOM ONE 12' 2" into bay x 11' (3.71m x 3.35m)

Double glazed bay window to front aspect. Further double glazed window to side aspect. Radiator.



KITCHEN 9' 3" x 8' 9" (2.82m x 2.67m)

Skimmed ceiling. Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring gas hob with extractor hood over. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Tiled walls. Laminate flooring.

DINING ROOM 23' 1" x 10' 4" reducing to 8' 6" (7.04m x 3.15m > 2.59m)

Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Two radiators. Opening to:



LOUNGE 19' 8" x 11' 10" (5.99m x 3.61m)

Double glazed window to rear aspect. Double glazed door to side aspect. Feature fireplace. Two radiators. Double glazed patio doors to:



LEAN TO/CONSERVATORY 11' 1" x 9' 8" (3.38m x 2.95m)

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

FIRST FLOOR LANDING

Leading to:

BEDROOM TWO 10' x 8' 7" (3.05m x 2.62m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring. Eaves storage cupboard.



BEDROOM THREE 10' 7" x 8' 7" reducing to 5' 5" (3.23m x 2.62m > 1.65m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring. Door to:



ENSUITE CLOAKROOM

Two piece suite comprising close coupled macerator type w/c and hand wash basin. Laminate flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for numerous vehicles with double gates opening to **GARAGE** at side. Raised brick built flower beds.

The **REAR GARDEN** measures approx. 100' and commences with paved patio with brick built flower

beds and steps up leading to lawn. Shrub bed borders. Rear decking area. Summerhouse to remain. Greenhouse to remain. Outside tap. Exterior lighting.



GARAGE 18' 7" x 9' 4" (5.66m x 2.84m)

With electric roller shutter door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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