

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Steeple Heights, Benfleet, SS7 4RA



GUIDE PRICE £475,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this two/three bedroom detached bungalow, situated in a quiet Benfleet location, backing onto fields, within easy walking distance of local schools and other amenities. This property sits proudly on a wider than average plot and benefits from having a 21' 9" lounge; modern kitchen with integrated appliances; two double bedrooms; further bedroom/dining room; garage with off street parking and an un-overlooked rear garden measuring 54' x 60'.
EPC rating - TBC. Our ref: 15984

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Steeple Heights, Benfleet, SS7 4RA

Accommodation comprises:

Entrance via obscure leadlight double glazed door to:

PORCH

Coved ceiling. Storage cupboard. Obscure glazed wooden door to:

HALLWAY

Loft access hatch. Airing cupboard. Doors to:

LOUNGE 21' 9" x 11' 6" (6.63m x 3.51m)

UPVC double glazed window, with blinds to remain, to front aspect. Double glazed patio door, with blinds to remain, to REAR GARDEN. Feature fireplace with gas fire insert. Two radiators.



KITCHEN 11' 4" x 8' 8" (3.45m x 2.64m)

Skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to rear aspect. Obscure uPVC double glazed leadlight door to REAR GARDEN. Range of modern base and eye level units with quartz working surfaces and matching upstands. Inset sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in twin eyeline electric ovens. Integrated fridge. Integrated freezer. Integrated washing machine. Tiled floor.

BATHROOM 9' 4" x 8' 6" reducing to 5' 9" (2.84m x 2.59m > 1.75m)

Skimmed ceiling with spotlight insets. Two obscure uPVC double glazed windows to rear aspect. Four piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap, double ended bath with chrome mixer tap and shower cubicle. Tiled walls. Radiator.



BEDROOM ONE 12' 4" x 9' 10" (3.76m x 3m)

UPVC double glazed window, with blind to remain, to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 11' x 9' 4" (3.35m x 2.84m)

UPVC double glazed window, with blind to remain, to front aspect. Built in wardrobes and bedside chest of drawer. Radiator.



BEDROOM THREE/DINING ROOM 16' 7" x 9' reducing to 7' 6" (5.05m x 2.74m > 2.29m)

UPVC double glazed window, with blinds to remain, to rear aspect. Double glazed patio doors to side aspect. Two radiators.



CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure uPVC leadlight double glazed window to side aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Tiled walls.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for numerous vehicles and access to **GARAGE**. Raised flower bed.

The **REAR GARDEN** is unoverlooked and measures approx. 54' x 60'. Commencing with paved patio leading to lawn. Various established flower beds and shrubs. Shed to remain. Fencing to all boundaries. Gated side access.



GARAGE 17' 10" x 11' (5.44m x 3.35m) With electric roller shutter door. Power and lighting. UPVC double glazed door to **REAR GARDEN**.

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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.