

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Essex Way, South Benfleet, SS7 1LP



£425,000

In a sought after location within easy reach of Benfleet mainline station is this charming, character three bedroom detached house. This property has been immaculately maintained and benefits from having 22'9 lounge/diner, 12'10 kitchen, 50' South facing rear garden with off street parking for two vehicles. This property must be viewed to appreciate the accommodation on offer. EPC rating - D. Our ref: 15937

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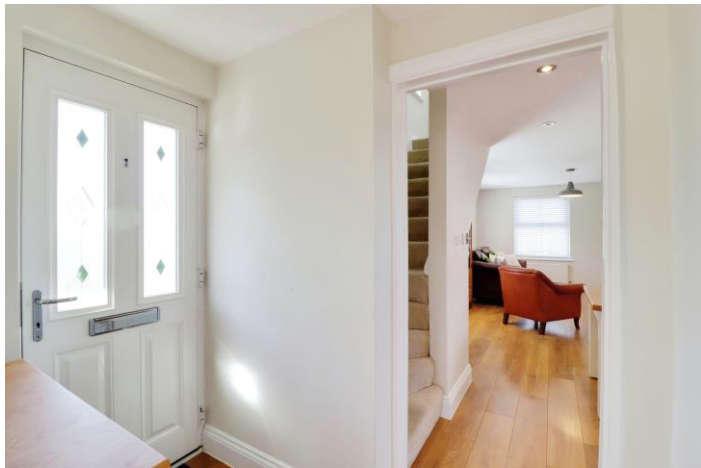


Essex Way, South Benfleet, Essex, SS7 1LP

Accommodation comprises:

RECEPTION HALL 6' 4" x 3' 10" (1.93m x 1.17m)

Skimmed ceiling, radiator, laminated wood effect floor, doors to:



LOUNGE/DINER 22' 9" x 12' 4" max (6.93m x 3.76m)

Skimmed ceiling. Two uPVC double glazed windows to side with blinds to remain, uPVC double glazed window to front with blind to remain, uPVC double glazed window to side in dining area, feature fireplace with electric fore insert, two radiators, 2 build in storage cupboards, laminate wood effect floor.



KITCHEN/BREAKFAST ROOM 12' 10" x 12' 8 max" (3.91m x 3.86m)

Skimmed ceiling with spotlight insets, two uPVC double glazed windows to rear aspect and uPVC double glazed French style doors to side aspect, wall and base level units with roll edged work surfaces and tiled splashbacks, inset stainless steel sink with chrome mixer tap, integrated four ring gas hob with extractor hood over, integrated electric oven, integrated fridge, freezer, washing machine and dishwasher; radiator, laminate wood effect floor.



FIRST FLOOR LANDING 11' 9" x 5' 6" (3.58m x 1.68m)

Skimmed ceiling with loft access hatch, uPVC double glazed window to side aspect with blind to remain, built in storage cupboard, door to:

BEDROOM ONE 12' 3" x 11' 3" (3.73m x 3.43m)

Skimmed ceiling, dual aspect uPVC double glazed windows to front and side aspects with blinds to remain, radiator.



BEDROOM TWO 12' 9" x 12' 5 max" (3.89m x 3.78m)

Skimmed ceiling, two uPVC double glazed windows to rear aspect with blinds to remain and uPVC double glazed window to side aspect with blind to remain, radiator.



BEDROOM THREE 8' 6" x 6' 2" (2.59m x 1.88m)

Skimmed ceiling, uPVC double glazed window to side aspect with blind to remain, radiator.



BATHROOM Vaulted skimmed ceiling with spotlight insets and Velux window, three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, tiled walls, chrome ladder style towel rail, vinyl floor.

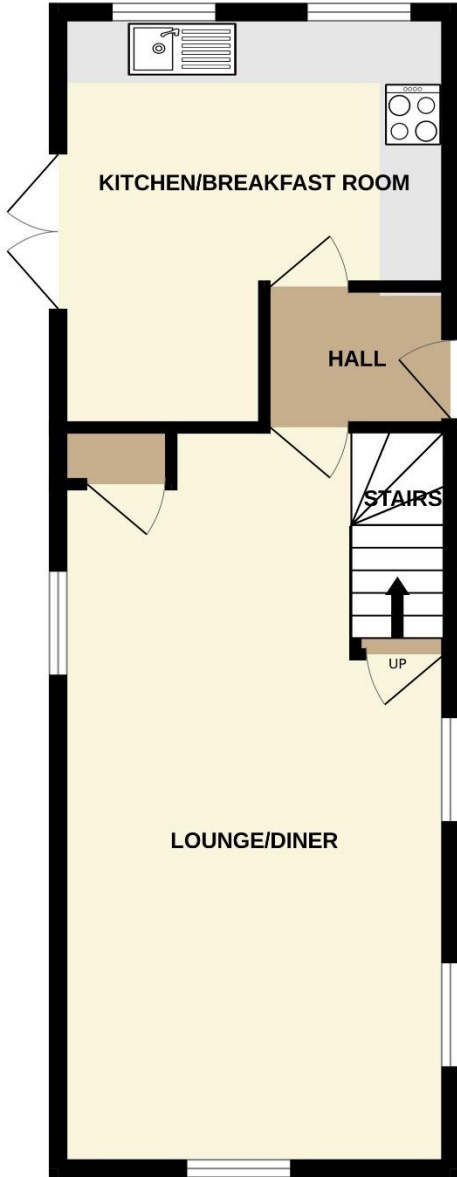


OUTSIDE OF PROPERTY Front: To the front of the property is a lawned area with established flower beds, pathway to side providing access to rear via side gate.

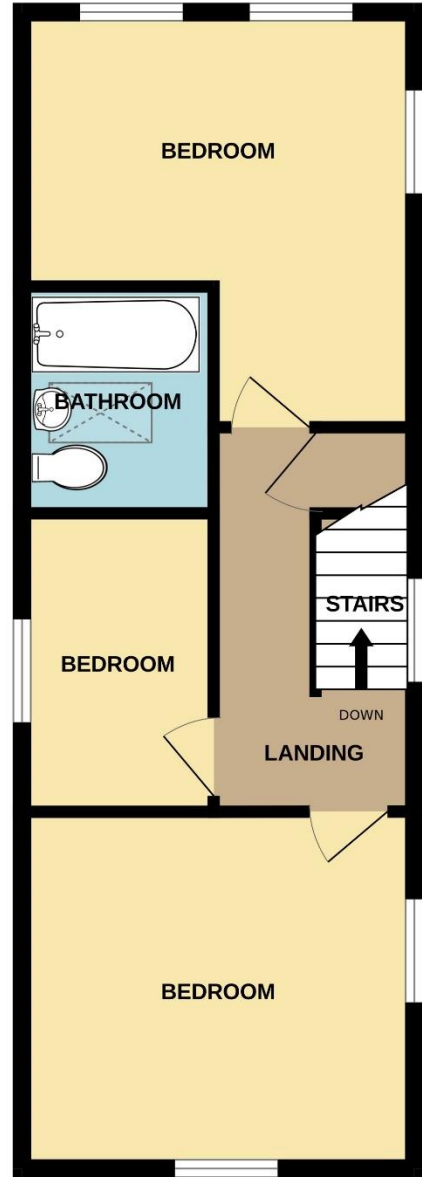
Rear Garden: 50' South facing rear garden commences with paved patio with steps up to lawned area and picket fence to shingle driveway at rear of property providing off street parking for two vehicles. Shed to remain, side patio and access to front via side gate.



GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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.