

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Perry Road, South Benfleet, SS7 5DJ



**GUIDE PRICE £450,000**

WILLIAMS and DONOVAN - in a sought after South Benfleet location, within easy reach of Benfleet station; local schools; shopping facilities and major routes is this character three bedroomed house. This property has been extended and benefits from having three double bedrooms with ensuite to bedroom one; two reception rooms; ground floor cloakroom; garage and a 75' rear garden. EPC rating - TBC. Our ref: 15777

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

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# Perry Road, South Benfleet, SS7 5DJ

Accommodation comprises:

Entrance via uPVC double glazed patio door to:

## PORCH

UPVC double glazed window to side aspect. Laminate wood effect flooring. Door to:

## HALLWAY 15' 9" x 5' 6" (4.8m x 1.68m)

Stairs to FIRST FLOOR ACCOMMODATION with two understairs storage cupboards. Oak flooring. Doors to:

## LOUNGE 12' 1" x 12' 1" (3.68m x 3.68m)

UPVC double glazed bay window to front aspect. Feature fireplace with gas fire insert. Radiator.



## DINING AREA 12' 4" x 10' (3.76m x 3.05m)

Coved and skimmed ceiling. Radiator. Oak flooring. Opening to:



## KITCHEN/FAMILY ROOM 16' 5" x 16' 4" reducing to 7' 4" (5m x 4.98m > 2.24m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed French style doors leading to REAR GARDEN. UPVC double glazed window to side aspect. Range of base and eye level units with square edged oak working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 5 ring gas hob with stainless steel extractor hood over. Built in eyeline ovens. Space for fridge/freezer. Cupboard space for dishwasher. Tiled walls. Radiator. Part tiled floor.



## GROUND FLOOR CLOAKROOM/UTILITY 7' 8" x 2' 7" (2.34m x 0.79m)

Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Space for washing machine. Tiled walls.

## FIRST FLOOR LANDING

Loft access hatch. Doors to:

## BEDROOM ONE 12' 1" x 10' (3.68m x 3.05m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Door to:



**ENSUITE SHOWER ROOM 5' 7" x 5' 7" (1.7m x 1.7m)**

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Tiled walls. Chrome heated ladder style towel rail.

**BEDROOM TWO 12' 3" x 12' 2" (3.73m x 3.71m)**

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Bespoke built in wardrobes and matching drawers. Radiator.



**BEDROOM THREE 13' 9" x 8' 5" approx. (4.19m x 2.57m)**

Two uPVC double glazed windows to front aspect. Radiator.

**BATHROOM 9' 6" x 7' 2" (2.9m x 2.18m)**

Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower mixer tap. Radiator. Built in cupboard. Tiled walls.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is an independent driveway providing off street parking for two vehicles and access to **GARAGE**. The remainder is laid to lawn with established flower beds and shrubs.

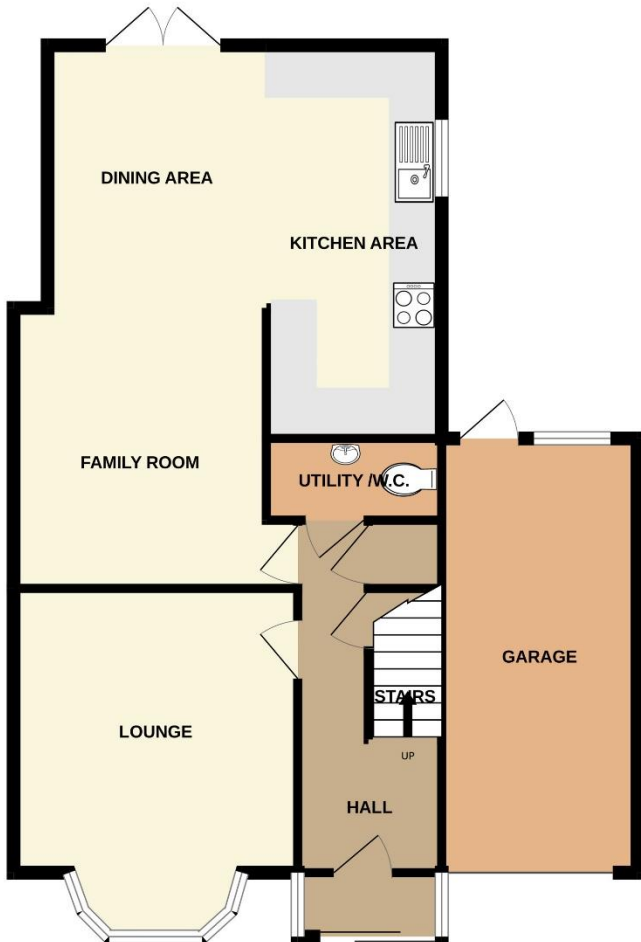
The **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Various established flower beds with mature trees, plants and shrubs. Allotment area at the rear. Greenhouse to remain. Fencing to all boundaries.



**GARAGE 19' 5" x 9' 9" (5.92m x 2.97m)**

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

GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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.