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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Romsey Road, Benfleet, SS7 5TP



GUIDE PRICE £450,000 - £475,000

Offered for sale with **NO ONWARD CHAIN**, this lovely four double bedroom detached house is situated in a quiet location in Benfleet. Within easy reach of commuter links via the A13 and A127, this family home boasts a spacious lounge and separate dining room; downstairs cloakroom; four double bedrooms; garage; driveway providing off street parking for three cars and a 55' rear garden. EPC rating - D. Our Ref: 15949

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

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Accommodation comprises.

Entrance via uPVC double glazed door to:

HALLWAY Stairs to first floor. Understairs storage cupboard. Radiator. Laminate flooring. Doors to:



CLOAKROOM Two-piece suite comprising close coupled WC. Pedestal handwash basin. Obscured double glazed window to side aspect. Part tiled walls.

LOUNGE 17' 5" x 12' 0" (5.31m x 3.66m) Double glazed bay window to front aspect. Feature electric fireplace. Wall lighting. Radiator. Double doors to:



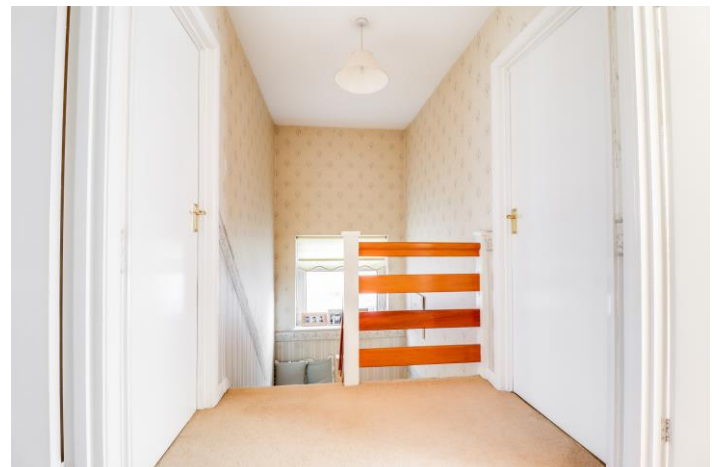
DINING ROOM 10' 5" x 9' 9" (3.18m x 2.97m) Double glazed sliding patio doors to rear garden. Wall lighting. Radiator. Laminate flooring.



KITCHEN 10' 3" x 9' 7" (3.12m x 2.92m) Double glazed window to rear aspect. Range of base and eye level units. Roll edge worktops. Stainless steel one and half sink/drainer. Integrated five ring gas hob with extractor fan above. Integrated electric oven. Space for fridge/freezer and washing machine. Tiled walls. Radiator.



LANDING Loft access. Double glazed window to side aspect. Doors to:



BEDROOM ONE 11' 8" x 10' 4" (3.56m x 3.15m) Double glazed window to front aspect. Radiator.



BEDROOM TWO 11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to rear aspect. Radiator.



BEDROOM FOUR 10' 7" x 9' 8" max (3.23m x 2.95m) Double glazed window to rear aspect. Radiator.

BATHROOM 7' 7" x 7' 0" (2.31m x 2.13m) Obscured double glazed window to side aspect. Panel bath with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Tiled walls and floor. Airing cupboard.

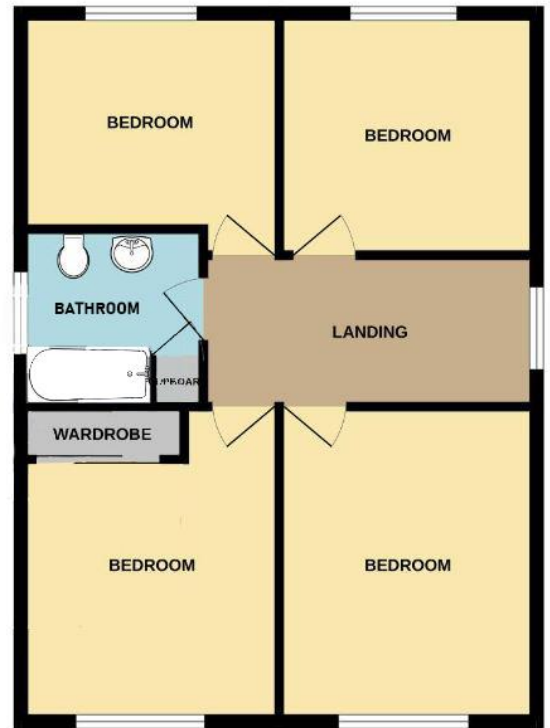
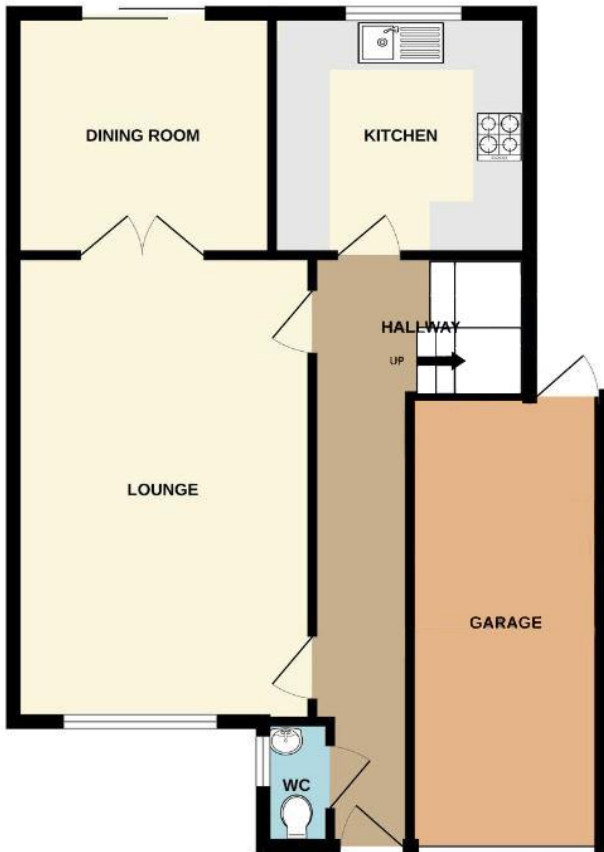


FRONT Paved driveway for parking up to three cars. Shrub borders.

REAR GARDEN Approx. 55ft Paved patio leading to laid lawn. Outside tap. Gated side access. Outside tap.



GARAGE Up and over door. Power and lighting.



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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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.