

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Norwood Drive, South Benfleet, SS7 1LJ



£375,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN this extended two bedroom semi-detached bungalow situated in a sought after South Benfleet location, just over half a mile from Benfleet station and Conservation Area, and within easy reach of High Road shops and other amenities. The property offers potential for further development and benefits from having a 22' 9" lounge/diner; two double bedrooms; 65' approx. West backing rear garden; garage with off street parking for one/two vehicles.

EPC rating - D. Our ref: 15727

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Built in storage cupboard. Radiator. Laminate flooring. Doors to:



LOUNGE/DINER 22' 9" x 13' 3" reducing to 10' 7" (6.93m x 4.04m > 3.23m)

Skimmed ceiling with spotlight insets. Double glazed French style doors leading to REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace with gas fire insert. Two radiators.



KITCHEN 9' 10" x 7' 5" (3m x 2.26m)

Skimmed ceiling with spotlight insets. Loft access. Double glazed door to REAR GARDEN. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with electric oven under. Space for under counter fridge and freezer. Space for washing machine. Wall mounted combi boiler. Radiator.

BEDROOM ONE 13' 6" into bay x 10' 8" (4.11m x 3.25m)

Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 11' x 10' 3" (3.35m x 3.12m)
Double glazed window to front aspect. Radiator.



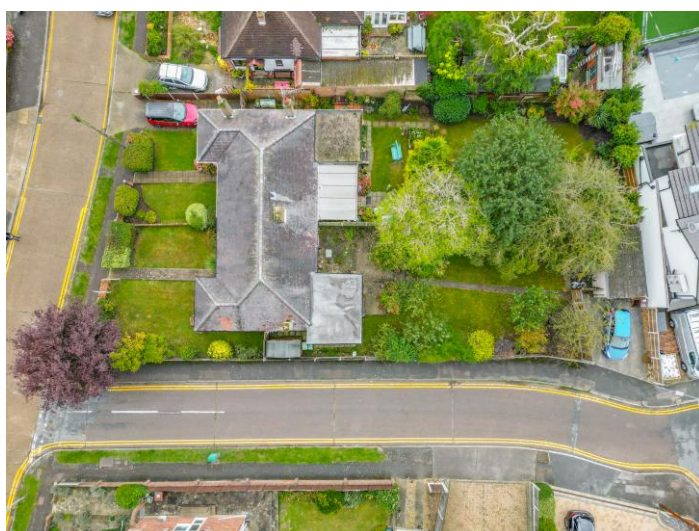
SHOWER ROOM 6' x 5' 7" (1.83m x 1.7m)
Skimmed ceiling with spotlights inset. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Tiled walls. Extractor fan. Heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a garden with brick retaining wall to front and side boundaries with gate and pathway to front door. Lawn areas. Various mature shrubs and plants.

The **REAR GARDEN** is West backing and measures approx. 60'. Commencing with patio area leading to lawn. Mature shrub bed borders. Various trees and shrubs. Gated side and rear access.



GARAGE

With up and over door. Parking for one/two vehicles to the front.

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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