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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sidwell Chase, South Benfleet, SS7 1LE



GUIDE PRICE £400,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely two bedroom detached bungalow situated in a desirable South Benfleet location just half a mile from Benfleet station and within easy reach of High Road shops and amenities. This well presented property benefits from having a spacious lounge/diner; conservatory, two double bedrooms; shower room; South West backing rear garden; garage and off street parking for two vehicles. EPC rating - D. Our ref: 13432

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Accommodation comprises:

Entrance via double glazed door to:

PORCH Double glazed window to side aspect. Tiled floor. Solid wood door to:

HALLWAY Skimmed ceiling. Obscure window to side aspect. Loft access with drop ladder. Built in storage cupboard housing hot water cylinder. Alarm system. Radiator. Doors to:

L-SHAPED LOUNGE/DINER 19' reducing to 12' 7" x 14' 6" (5.79m x 3.84m x 4.42m) Skimmed ceiling. Double glazed patio doors to CONSERVATORY. Feature fireplace with electric fire. Two radiators. Door to:



KITCHEN 10' x 8' (3.05m x 2.44m) Skimmed ceiling. Double glazed door to CONSERVATORY. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset gas hob with extractor hood above and electric oven under. Integrated under counter fridge and freezer. Space for slimline dishwasher. Tiled splashbacks. Tiled floor.



CONSERVATORY 18' x 6' (5.49m x 1.83m)

Skimmed ceiling with skylights. Double glazed windows to rear and side aspects. Steps down to double glazed door to REAR GARDEN. Radiator. Wall mounted condenser boiler. Space for washing machine. Wall lights. Tiled floor.



BEDROOM ONE 14' 1" x 9' 5" (4.29m x 2.87m)

Double glazed bay window to front aspect. Built in wardrobe. Radiator.



BEDROOM TWO 10' 4" x 8' (3.15m x 2.44m)

Double glazed window to front aspect. Radiator.



SHOWER ROOM 8' x 5' 4" (2.44m x 1.63m)

Skimmed ceiling with spotlights. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is block paved driveway providing off street parking for two vehicles and access to **GARAGE**. Shrub borders. Brick retaining wall to front boundary.

The **REAR GARDEN** is South West backing and measures approx. 30'. Commencing with paved patio leading to lawn. Brick built flower beds. Mature shrub borders. Shed, with power connected, to remain. Gated side access. Outside tap.

GARAGE with up and over door, power and lighting.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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