

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 1DY



GUIDE PRICE £375,000 - £385,000

In a popular South Benfleet location, just over a mile from Benfleet station and within easy reach of local schools and High Road shops and amenities, is this three bedroom semi-detached house. The property is offered with NO ONWARD CHAIN and benefits from having two reception rooms; 95' South backing rear garden and garage with off street parking for two vehicles with potential for further. EPC rating - D. Our ref: 15801

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Cumberland Avenue, South Benfleet, SS7 1DY

Accommodation comprises:

Entrance via obscure uPVC glazed door to:

HALLWAY 12' 3" x 6' 5" (3.73m x 1.96m)

Obscure uPVC leadlight window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE 12' 2" x 12' (3.71m x 3.66m)

UPVC double glazed leadlight window to front aspect. Radiator. Feature fireplace. Opening to:



DINING ROOM 11' 2" x 9' 6" (3.4m x 2.9m)

UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Radiator.



KITCHEN 12' 7" x 9' (3.84m x 2.74m)

Dual aspect uPVC double glazed windows to side and rear aspects. UPVC double glazed door to REAR GARDEN. Base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Washing machine, gas cooker and fridge/freezer to remain.



FIRST FLOOR LANDING

UPVC double glazed window to side aspect. Loft access hatch. Built in storage cupboard. Doors to:

BEDROOM ONE 12' 7" x 11' 6" approx. (3.84m x 3.51m)

UPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 12' 1" x 10' 2" (3.68m x 3.1m)

UPVC double glazed leadlight window to front aspect. Built in wardrobe and matching drawers. Radiator.



BEDROOM THREE 8' 10" x 7' 9" (2.69m x 2.36m)
UPVC double glazed leadlight window to side aspect. Radiator.

BATHROOM 5' 9" x 5' (1.75m x 1.52m)
Obscure double glazed window to rear aspect. Two piece white suite comprising pedestal mounted hand wash basin and panelled bath. Part tiled walls. Radiator.



SEPARATE W/C 6' 2" x 2' 8" (1.88m x 0.81m)
Obscure double glazed window to side aspect. Low level w/c. Part tiled walls. Radiator.

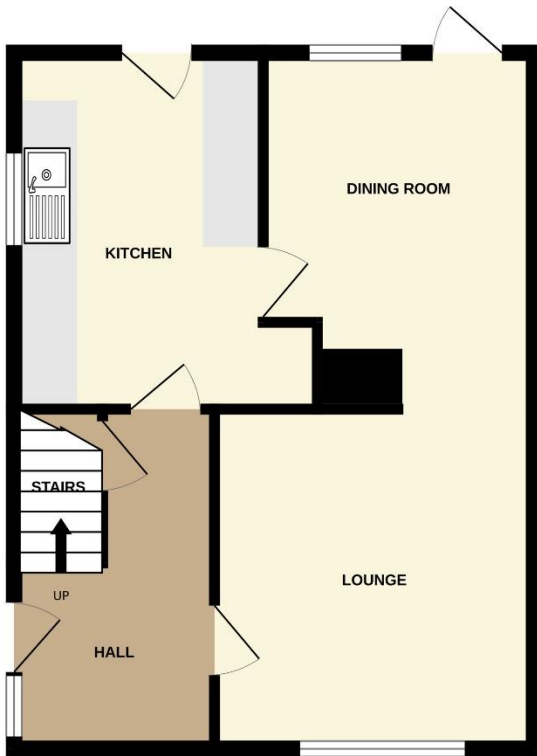
OUTSIDE OF PROPERTY:
To the **FRONT** of the property is an Indian sandstone driveway providing off street parking for one vehicle with potential for further, and access to **GARAGE**. Lawned area. Brick retaining wall to front boundary. Gated side access.

The **REAR GARDEN** is South backing and measures approx. 95'. Commencing with paved patio leading to lawn. Shed to remain. Fencing to all boundaries.

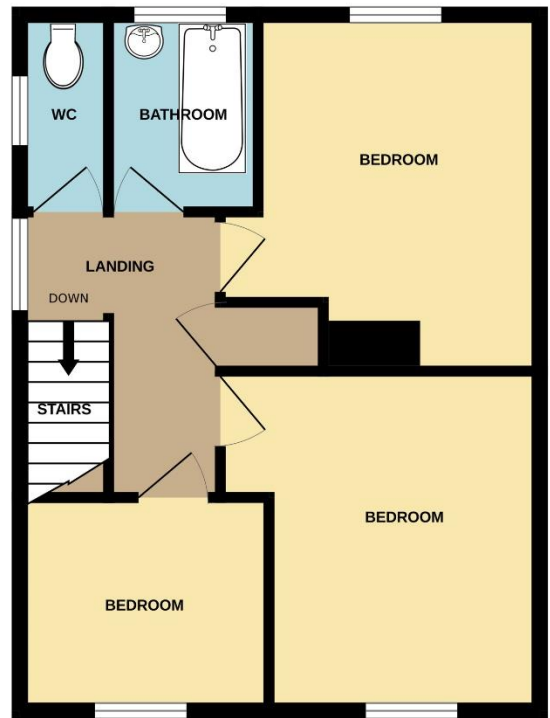


DETACHED GARAGE 17' 7" x 8' 4" (5.36m x 2.54m) Double opening doors. Windows to side and rear aspects. Door to **REAR GARDEN**.

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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.