

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Danesfield, South Benfleet, SS7 5EF



£365,000

In a popular South Benfleet cul-de-sac turning within easy reach of High Road shops and amenities, and a mile from Benfleet station, is this two bedroom semi-detached chalet.

This immaculately presented property benefits from having a spacious lounge with log burner; separate dining room; two good sized double bedrooms; modern bathroom suite; an outbuilding suitable for home office and off street parking for three vehicles.

EPC rating - D. Our ref: 15993

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE 20' x 10' 4" (6.1m x 3.15m)

Skimmed ceiling. Double glazed window to front aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Feature fireplace with log burner to remain. Radiator.



DINING ROOM 10' 2" x 7' 9" (3.1m x 2.36m)

Skimmed ceiling. Double glazed window to front aspect. Understairs storage cupboard. Radiator. Door to:



KITCHEN 11' x 9' 6" (3.35m x 2.9m)

Skimmed ceiling. Double glazed door to REAR GARDEN. Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated under counter fridge and freezer. Space for washing machine. Space for slimline dishwasher. Tiled splashbacks.



FIRST FLOOR LANDING

Skimmed ceiling. Doors to:

BEDROOM ONE 13' 5" x 10' 6" (4.09m x 3.2m)

Skimmed ceiling. Double glazed window to front aspect. Built in wardrobes. Built in storage cupboard. Radiator.



BEDROOM TWO 14' x 7' 10" (4.27m x 2.39m)

Skimmed ceiling. Loft access. Double glazed window to side aspect. Built in storage cupboard. Radiator.



BATHROOM 5' 10" x 5' 2" (1.78m x 1.57m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles. Stone shingle and hedge borders.

The **REAR GARDEN** measures approx. 40' and commences with paved patio leading to lawn. Mature shrub borders. Rear decking/patio area where **OUTBUILDING** is situated. Gated side access. Shed to remain.

OUTBUILDING 11' 2" x 7' 6" (3.4m x 2.29m)

Currently being used as a home office. Skimmed ceiling with spotlight insets. Double glazed French style doors and double glazed windows. Roll edged working surface with space for under counter fridge and freezer. Space for tumble dryer. Laminate flooring. Hard wired internet.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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