

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Church Road, Benfleet, SS7 3HL



**£450,000**

Situated within short walking distance of the OFSTED outstanding Robert Drake Primary School and easy reach of local shops and major routes via the A13, is this four bedroom semi-detached house. The property benefits from having two reception rooms; bath or shower room to each floor; 90' South backing rear garden; off street parking for two vehicles and outbuilding with own shower room and kitchen.

EPC rating - TBC. Our ref: 13422

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# Church Road, Benfleet, SS7 3HL

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Tall designer radiator. Tiled floor. Solid oak door to:

## LOUNGE 15' 9" x 12' 2" into bay (4.8m x 3.71m)

Skimmed ceiling. Double glazed window with fitted shutters, to front aspect. Further double glazed window with fitted shutters, to front aspect. Log burner. Tall designer radiator.



## SITTING ROOM 10' 5" x 9' 2" (3.18m x 2.79m)

Skimmed ceiling. Understairs storage cupboard. Tiled floor. Opening to:



## KITCHEN/DINER 15' 6" x 10' 10" (4.72m x 3.3m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed French style doors to REAR GARDEN. Range of base and eye level units with quartz working surfaces. Inset one and a half bowl sink drainer. Inset 5 ring gas hob with extractor hood above. Built in double electric oven. Integrated microwave. Integrated fridge/freezer. Integrated dishwasher. Tall designer radiator. Tiled floor.

## UTILITY/SHOWER ROOM 7' 10" x 6' 1" (2.39m x 1.85m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with electric mixer shower. Base and eye level units. Space for washing machine. Wall mounted boiler. Radiator. Tiled floor.

## FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Built in storage cupboard. Solid oak doors to:

## BEDROOM ONE 15' 9" x 9' 4" (4.8m x 2.84m)

Skimmed ceiling. Double glazed windows to front aspect. Two radiators.



## BEDROOM TWO 11' 1" x 8' 5" (3.38m x 2.57m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



## BEDROOM THREE 11' 5" x 8' max. (3.48m x 2.44m)

Skimmed ceiling. Double glazed window to side aspect. Radiator.

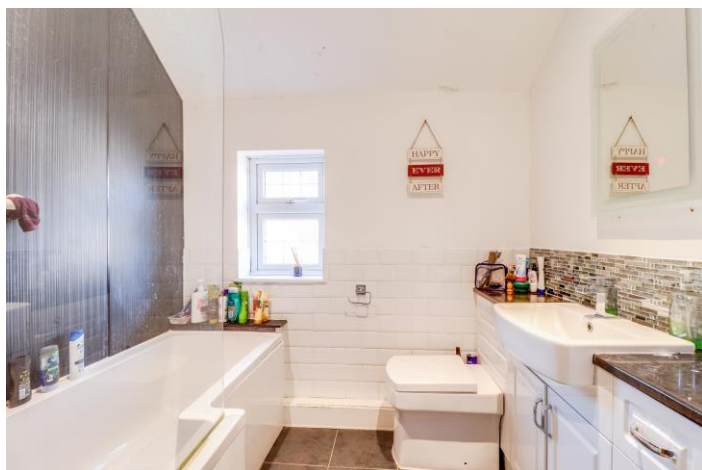


#### BEDROOM FOUR 8' 6" x 7' (2.59m x 2.13m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.

#### BATHROOM 7' 1" x 6' (2.16m x 1.83m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Part tiled walls. Extractor fan. Tiled floor.



#### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Electric charging point.

The **REAR GARDEN** is South backing and measures approx. 90'. Commencing with paved patio, with sheltered seating area, which leads to artificial lawn area. Sheltered hot tub area. Gated side access. Shed to remain. Outside tap. Exterior power and lighting.



#### OUTBUILDING 19' 5" x 14' 6" (5.92m x 4.42m)

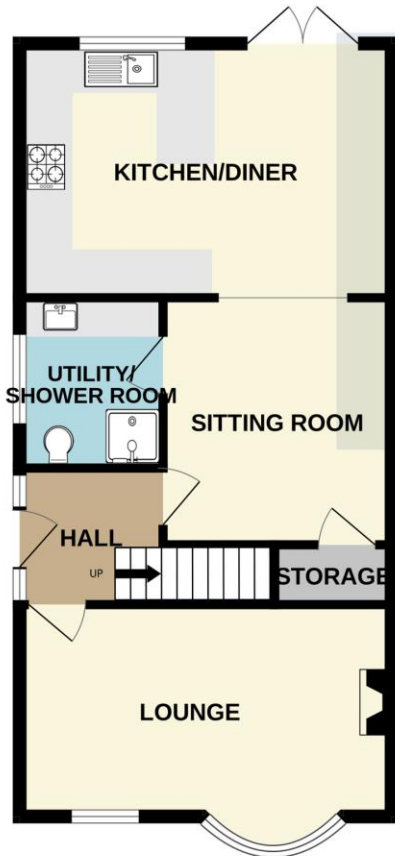
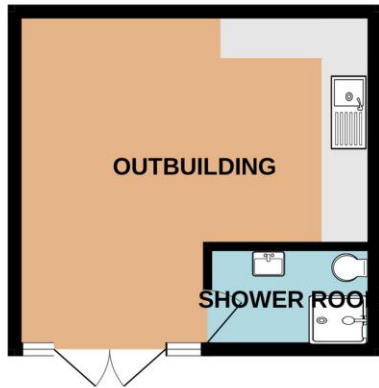
Skimmed ceiling with spotlight insets. Double glazed French style doors leading to REAR GARDEN. Double glazed windows to front aspect. Wall lighting. Radiator. Kitchen area with base and eye level units with roll edged working surface and inset stainless steel sink drainer. Inset 2 ring electric hob with extractor hood and electric

oven under. Space for fridge/freezer. Door to shower room, with skimmed ceiling and spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with electric shower. Chrome heated towel rail. Extractor fan.

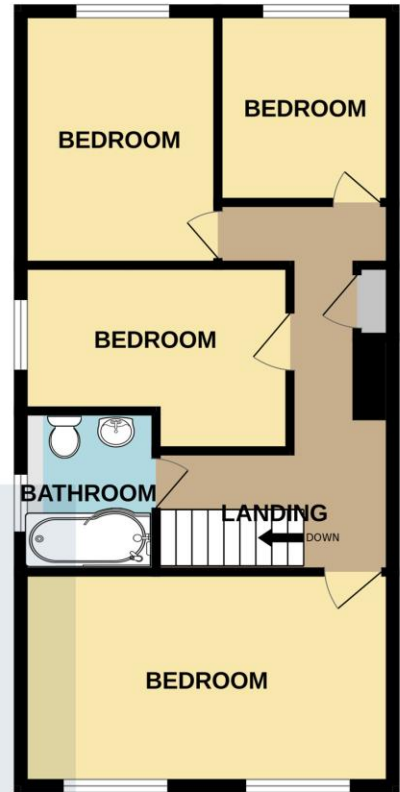


GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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.

#### 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.