

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downer Road, South Benfleet, SS7 1HX



£325,000

Situated within short walking distance of local schools and easy reach of High Road shops and amenities, is this two bedroom semi-detached bungalow. While currently offering a 15' 9" lounge, 10' 7" kitchen, two good sized bedrooms and an 80' West facing rear garden, the property benefits from offering huge scope and potential, having planning permission granted for a loft conversion and separately, for a rear extension.
EPC rating - D. Our ref: 14614

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved and skimmed ceiling. Loft access hatch.
Door to:

LOUNGE 15' 9" x 13' 2" (4.8m x 4.01m)

Coved and skimmed ceiling. Window to rear aspect.
Door to LEAN TO. Feature fireplace. Radiator.
Laminate wood effect flooring.



KITCHEN 10' 7" x 8' 3" (3.23m x 2.51m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring stainless steel gas hob with stainless steel extractor hood over and electric oven under. Space for washing machine. Space for fridge/freezer. Radiator. Laminate wood effect flooring.



LEAN TO 20' 4" x 2' 3" (6.2m x 0.69m)

Wooden lean to with windows to rear and door to side.

BEDROOM ONE 13' 5" x 11' 1" (4.09m x 3.38m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 10' 4" x 7' 8" (3.15m x 2.34m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



SHOWER ROOM 6' 3" x 5' (1.91m x 1.52m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising low level w/c, pedestal mounted hand wash basin and shower cubicle. Tiled walls. Radiator. Laminate flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking and access to rear. Lawn area. Various plants and shrubs.

The **REAR GARDEN** is West facing and measures approx. 80'. Commencing with patio leading to lawn. Shed to remain.



Agent's Note:

Approved planning consents can be viewed on Castle Point Council's Planning Portal under references 21/0996/FUL for the rear extension, and 21/0992/CLP for the loft conversion.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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