

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Albion Road, Benfleet, SS7 5PU



GUIDE PRICE £525,000 - £550,000

Offered for sale with NO ONWARD CHAIN and situated in a desirable Benfleet residential location within very short walking distance of The Appleton School, Holy Family, Kents Hill Junior and Infant Schools, is this spacious four double bedroom detached house. The property benefits from having a 24' lounge; further reception room; kitchen with separate utility room; bedroom one with ensuite; wide rear garden measuring 35' x 30'; large garage and off street parking for two vehicles. EPC rating - D. Our ref: 16010

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Accommodation comprises:

Entrance via solid wood door to:

PORCH

Skimmed ceiling. Further solid wood door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Solid wood flooring. Doors to:

GROUND FLOOR CLOAKROOM 6' 10" x 3' (2.08m x 0.91m)

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Part tiled walls. Tiled floor.

LOUNGE 24' into bay x 12' 1" (7.32m x 3.68m)

Double glazed bay window to front aspect. Feature brick fireplace with log burner. Wall lighting. Two radiators.



SECOND RECEPTION ROOM 11' 10" x 10' 9" (3.61m x 3.28m)

Skimmed ceiling. Double glazed French style doors leading to REAR GARDEN. Radiator. Solid wood flooring.



KITCHEN/BREAKFAST ROOM 12' 1" x 10' 9" (3.68m x 3.28m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks.. Inset double ceramic sink. Space for cooker with extractor hood over. Integrated under counter fridge. Integrated dishwasher. Wall lighting. Radiator.

UTILITY ROOM 9' x 4' 10" (2.74m x 1.47m)

Skimmed ceiling. Obscure double glazed window to side aspect. Base and eye level units with roll edged working surfaces. Inset ceramic butler sink. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Floor level boiler. Part tiled walls.

FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 15' x 12' 1" (4.57m x 3.68m)

Double glazed window to front aspect. Wall lighting. Radiator. Door to:



ENSUITE 9' x 3' 6" (2.74m x 1.07m)

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



BEDROOM TWO 12' 4" x 12' (3.76m x 3.66m)

Double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 9" x 9' 10" (3.28m x 3m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM FOUR 10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



SHOWER ROOM 9' 2" x 7' 10" (2.79m x 2.39m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c,

pedestal mounted hand wash basin and shower cubicle with mixer shower. Part tiled walls. Ornate radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to **GARAGE**. Brick retaining walls to front and side boundaries.

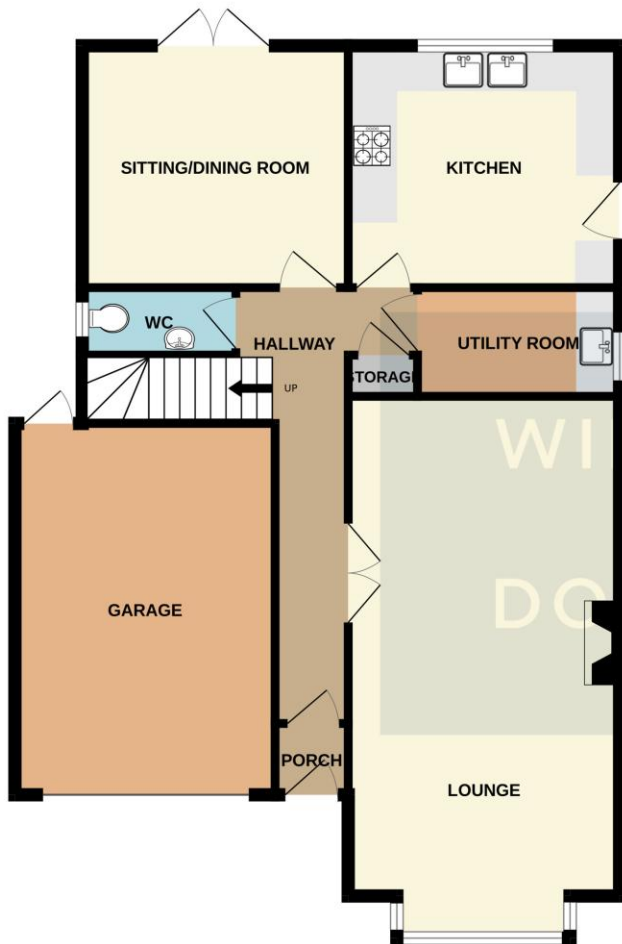
The **REAR GARDEN** measures 35' x 30' and is mostly block paved, with small lawn area. Sheds to remain. Gated side access. Exterior lighting.



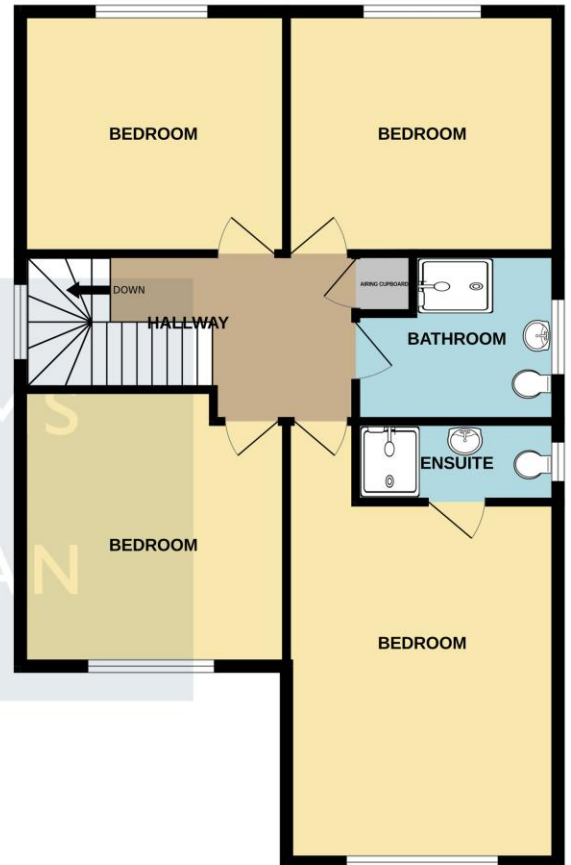
GARAGE 16' 5" x 11' 7" (5m x 3.53m)

With up and over door. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 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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