

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 1DR



GUIDE PRICE £600,000 - £625,000

Situated in a sought after South Benfleet location, within easy reach of High Road amenities and local schools, and just over a mile and a quarter from Benfleet station is this four/five bedroom detached house. The property benefits from having glorious views to the rear and is spread over four levels, benefitting from having two spacious reception rooms; study/bedroom five; kitchen with separate utility room; ground floor cloakroom; two bedrooms to each floor; 75' South backing rear garden and off street parking for numerous vehicles.
EPC rating - D. Our ref: 16077

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Kimberley Road, South Benfleet, SS7 1DR

Accommodation comprises:

Entrance via obscure glazed leadlight composite door to:

HALLWAY

Obscure double glazed leadlight window to front aspect. Stairs up to FIRST FLOOR and down to LOWER GROUND FLOOR. Laminate wood effect floor. Doors to:

DINING ROOM 15' 6" x 14' 5" (4.72m x 4.39m)

Skimmed ceiling with inset spotlights. UPVC double glazed window to front aspect. Storage cupboard. Radiator. Laminate wood effect flooring.



KITCHEN 11' 6" reducing to 9' 4" x 11' (3.51m > 2.84m x 3.35m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces. Inset sink with chrome mixer tap. Inset electric hob with extractor hood over and twin electric oven under. Integrated dishwasher. Integrated fridge. Radiator. Tiled floor.

GROUND FLOOR CLOAKROOM 6' x 3' 8" (1.83m x 1.12m)

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin with tiled splashback. Laminate wood effect flooring.

INNER HALL

Doors to:

LOUNGE 18' 10" x 16' 7" (5.74m x 5.05m)

Skimmed ceiling. UPVC double glazed patio doors to REAR GARDEN. Two radiators. Feature fireplace.

STUDY/BEDROOM FIVE 10' 4" x 10' (3.15m x 3.05m)

UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring.



UTILITY ROOM 8' 4" x 6' 8" (2.54m x 2.03m)

UPVC double glazed door to side aspect. UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor.

FIRST FLOOR LANDING

Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

BEDROOM THREE 13' 5" x 11' 7" (4.09m x 3.53m)

UPVC double glazed patio door to BALCONY at rear, with glorious views. Radiator.

BEDROOM FOUR 13' 5" x 11' 8" reducing to 7' 5" (4.09m x 3.56m > 2.26m)

UPVC double glazed patio door to BALCONY at rear, with glorious views. Built in storage cupboard. Radiator.



SECOND FLOOR LANDING

Skimmed ceiling. Doors to:

BEDROOM ONE 16' 2" x 10' 6" (4.93m x 3.2m)

Skimmed ceiling. UPVC double glazed window to front aspect. Air conditioning unit. Radiator.



BEDROOM TWO 16' x 8' 10" (4.88m x 2.69m)

Skimmed ceiling. Loft access. UPVC double glazed window to front aspect. Radiator.

BATHROOM 10' 3" x 6' 7" (3.12m x 2.01m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with chrome shower mixer tap and shower cubicle with wall mounted shower. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive block paved driveway providing off street parking for numerous vehicles. Gated side access.

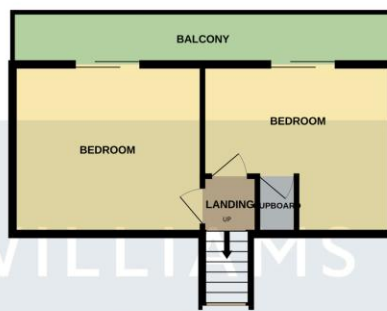
The **REAR GARDEN** is South backing and measures approx. 75'. Commencing with block paved patio leading to lawn. Fencing to all boundaries. Summerhouse at rear, with power and data point, to remain.



GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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