

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wavertree Road, South Benfleet, SS7 5AP



£595,000

Situated in a quiet South Benfleet cul-de-sac location, backing directly onto and with access to Arthur Stevens Fields, is this well presented four bedroom detached bungalow. This lovely property benefits from having a spacious kitchen/diner; lounge measuring 15' 4"; large conservatory opening directly to the approx. 130' rear garden; garage and off street parking for four vehicles, and is within easy walking distance of local schools and shops and a short bus ride to Benfleet station. EPC rating - D. Our ref: 13660

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Wavertree Road, South Benfleet, SS7 5AP

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Loft access with drop ladder. Radiator. Laminate flooring. Opening to:

LOUNGE 15' 4" x 13' 2" (4.67m x 4.01m)

Skimmed ceiling. Obscure double glazed window to side aspect. Feature fireplace with electric fire. Wall lighting. Radiator. Double opening doors to:



KITCHEN/DINER 20' 6" x 9' 7" (6.25m x 2.92m)

Double glazed window to rear aspect. Door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring gas hob with extractor fan above. Built in double electric oven. Breakfast bar. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Tiled splashbacks. Radiator. Wall lighting. Laminate flooring. Opening to:



CONSERVATORY 14' 5" x 11' 10" (4.39m x 3.61m)

Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Two radiators. Ceiling fan. Wall lighting. Laminate flooring.



BEDROOM ONE 14' x 9' 5" (4.27m x 2.87m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 12' 3" reducing to 8' 7" x 10' 3" (3.73m > 2.62m x 3.12m)

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



BEDROOM THREE 9' 9" x 7' 7" (2.97m x 2.31m)

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



BEDROOM FOUR 9' 8" x 8' (2.95m x 2.44m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.

FAMILY BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Part tiled walls. Radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for four vehicles, and access to **GARAGE**, with double opening doors. Feature brick wall to front boundary. Lawn area. Attractive shrub border.

The **REAR GARDEN** measures approx. 130' and commences with paved patio leading to lawn. Shrub and flower bed borders. Summerhouse to remain. Rear gate leading directly to woodland bordering Arthur Stevens Field. Gated side entrance to each side. Outside tap.



GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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.
Made with Metropix ©2024

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.