

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lambeth Road, Benfleet, SS7 4BN



£575,000

Situated just a stone's throw from the many amenities on offer at Tarpots and within easy reach of major routes via the A13 is this substantial four double bedroom period house. This property has been almost entirely renovated and now leaves the new buyer with the chance to make their own choice as to the perfect kitchen/diner to finish the house off.

With the addition of an ensuite to bedroom one, a double length garage, 100' West backing rear garden and off street parking for numerous vehicles, this property **MUST** be viewed to be fully appreciated. EPC rating - F. Our ref: 16045

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Accommodation comprises:

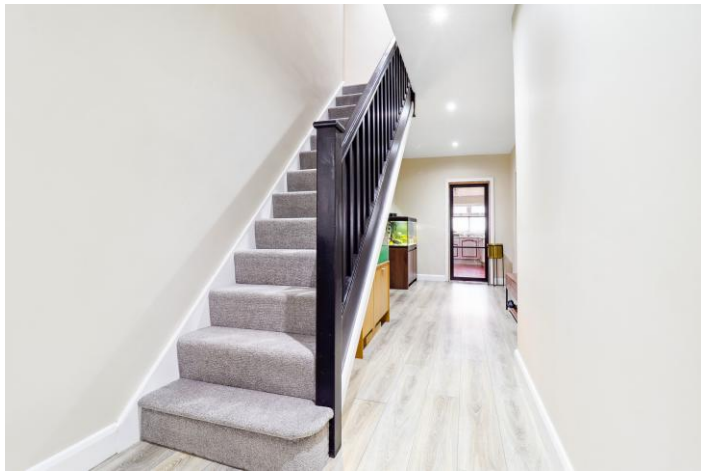
Entrance via composite door to:

PORCH

Double glazed windows to front aspect. Composite door to:

RECEPTION HALLWAY

Obscure double glazed windows to front aspect. Skimmed ceiling with spotlight inserts. Stairs to FIRST FLOOR ACCOMMODATION. Tall designer radiator. Laminate flooring. Double opening doors to:



LOUNGE 29' x 12' 8" reducing to 11' 1" (8.84m x 3.86m > 3.38m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Two tall designer radiators. Log burner (not connected) on granite hearth. Feature wall lighting. Laminate flooring. Double opening doors to:



KITCHEN/DINER 19' 3" x 16' 5" (5.87m x 5m)

Skylights. Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with electric oven under. Integrated dishwasher. Part tiled walls. Radiator. Door to:

UTILITY ROOM 11' 6" x 11' 3" reducing to 7' 9" (3.51m x 3.43m > 2.36m)

Double glazed window to side aspect. Double glazed door to REAR GARDEN. Base unit with inset sink drainer. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Part tiled walls. Radiator. Tiled floor. Door to:

GROUND FLOOR SHOWER ROOM 5' 7" x 5' 5" (1.7m x 1.65m)

Obscure double glazed window to rear aspect. Three piece suite comprising low level w/c, hand wash basin and shower cubicle with mixer shower. Tiled walls. Radiator. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling with inset spotlights. Loft access with drop ladder. Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Solid oak doors to:

BEDROOM ONE 15' 10" x 13' (4.83m x 3.96m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Fitted wardrobes. Radiator. Door to:



ENSUITE 7' 6" x 6' (2.29m x 1.83m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Part tiled walls. Chrome heated towel rail. Tiled floor.

BEDROOM TWO 15' x 11' (4.57m x 3.35m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear and side aspects. Fitted wardrobes. Radiator. Laminate flooring.



BEDROOM THREE 13' x 11' (3.96m x 3.35m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Double glazed box bay window to side aspect. Fitted wardrobes. Radiator. Laminate flooring.



BEDROOM FOUR 12' 5" x 11' 1" (3.78m x 3.38m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Radiator.



BATHROOM 7' 7" x 7' 6" (2.31m x 2.29m)

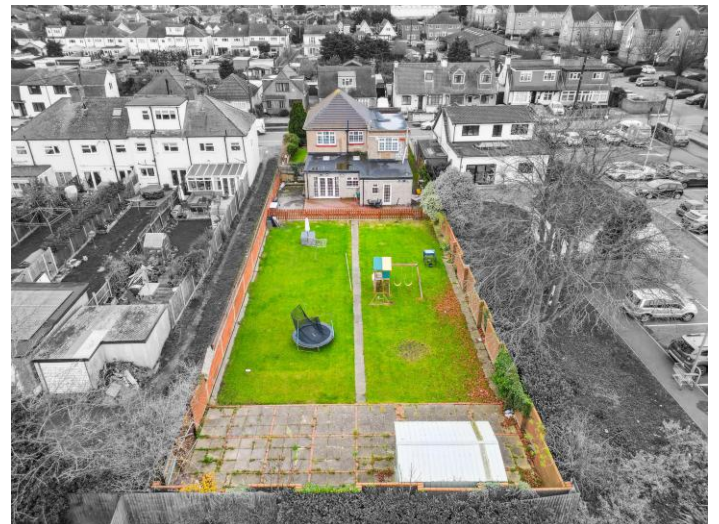
Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower over. Tiled walls. Chrome heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for three/four vehicles, access to GARAGE and with the remainder being laid to lawn with shrub borders.

The **REAR GARDEN** is West backing and measures approx. 100'. Commencing with paved patio leading to extensive lawn area. Further patio at rear. Shed to remain. Gated side access.



DOUBLE LENGTH GARAGE

With up and over door.

GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.

1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 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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