

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 5PB



£460,000

In a desirable South Benfleet location, just over a mile from Benfleet station and within easy reach of local schools and shops, is this immaculate two bedroom detached bungalow. This beautifully presented bungalow benefits from having a spacious kitchen/diner; two double bedrooms with ensuite to bedroom one; rear garden measuring 45' x 45; ample off street parking to the front and a newly felted and tiled roof.

EPC rating - D. Our ref: 16091

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Cumberland Avenue, South Benfleet, SS7 5PB

Accommodation comprises:

Entrance via composite front door to:

ENTRANCE HALL

Skimmed ceiling with spotlight insets. Dado rail. Partially wood panelled. Built in storage cupboard. Radiator. Ceramic tiled floor. Doors to:

LOUNGE 17' 6" x 11' 8" (5.33m x 3.56m)

Skimmed ceiling. UPVC double glazed windows to rear and side aspects. Picture rail. Air conditioning unit. Radiator.



KITCHEN/DINER 16' 4" x 12' (4.98m x 3.66m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed door with window to side, providing access to REAR GARDEN. Comprehensive range of modern base and eye level units with square edged working surfaces. Inset one and a quarter sink unit with mixer tap. Inset induction hob with stainless steel extractor chimney above. Built in electric oven. Integrated dishwasher. Integrated fridge and freezer. Wall mounted cupboard housing combi-boiler. Designer radiator. Part tiled walls.



BEDROOM ONE 11' 9" x 11' 2" (3.58m x 3.4m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Built in cupboard. Fitted wardrobes. Air conditioning unit. Radiator. Door to:



ENSUITE

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c with concealed cistern; vanity mounted hand wash basin with mixer taps and shower cubicle with overhead rainfall shower. Chrome heated towel rail. Tiled walls. Ceramic tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a block paved driveway providing off street parking for numerous vehicles. Lawn area. Hedging to front boundary. Mature shrubs. The **REAR GARDEN** measures approx. 45' x 45' and commences with extensive patio area. Brick retaining wall with steps leading up to lawn. Mature shrubs. Large timber shed to remain. Outside tap. Exterior lighting. Fencing to all boundaries. Gated side access.

BEDROOM TWO 14' 6" x 11' 8" (4.42m x 3.56m)

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



BATHROOM

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c with concealed cistern; vanity mounted hand wash basin with mixer taps and panelled bath with thermostatic shower over. Chrome heated towel rail. Extractor fan. Tiled walls. Ceramic tiled floor.





TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.6 SQ.M.)
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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