

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Lambeth Road, Benfleet, SS7 4BN



**£385,000**

This lovely three bedroom detached house, situated within short walking distance of the many shops, cafes and restaurants which can be found at nearby Tarpots, is offered for sale with NO ONWARD CHAIN. This well presented property benefits from having a 20' 10" kitchen/diner; 18' lounge; conservatory; three double bedrooms; garage; off street parking for two/three vehicles and a 100' rear garden. EPC rating - E. Our ref: 16109

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

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# Lambeth Road, Benfleet, SS7 4BN

Accommodation comprises:

Entrance via double glazed door to:

## PORCH

Double glazed windows to front and side aspects. Tiled floor. Double glazed door to:

## HALLWAY

Stained glass double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage. Radiator. Parquet flooring. Door to:



## LOUNGE 18' into bay x 12' (5.49m x 3.66m)

Skimmed ceiling. Double glazed bay window to front aspect. Stained glass windows to side aspect. Brick built fireplace. Radiator. Parquet flooring. Door to:



## KITCHEN/DINER 20' 10" x 11' 10" (6.35m x 3.61m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above. Built in

double gas oven. Space for washing machine. Space for under counter fridge and freezer. Concealed wall mounted boiler. Part tiled, part parquet flooring.



## CONSERVATORY 15' 5" x 11' (4.7m x 3.35m)

Double glazed windows to side and rear aspects. Two sets of patio doors to REAR GARDEN. Tiled flooring.



## GROUND FLOOR BATHROOM 9' 10" max. x 7' 10" (3m x 2.39m)

Skimmed ceiling with spotlight insets. Two obscure double glazed windows to rear aspect. Four piece suite comprising close coupled w/c, hand wash basin, panelled bath with shower attachment and shower cubicle with mixer shower. Two chrome heated towel rails. Extractor fan. Tiled walls.



### FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to half stair to side aspect. Doors to:

### BEDROOM ONE 12' plus wardrobe x 10' 3" (3.66m x 3.12m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Airing cupboard housing hot water cylinder. Radiator.



### BEDROOM TWO 12' 6" x 9' 8" (3.81m x 2.95m)

Skimmed ceiling. Double glazed windows to front and side aspects. Built in storage cupboard. Further eaves storage cupboard. Radiator.



### BEDROOM THREE 12' 6" x 9' 7" (3.81m x 2.92m)

Skimmed ceiling. Double glazed windows to front and side aspects. Radiator.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a hard standing driveway providing off street parking for two/three vehicles. Shrub borders. Small brick retaining wall to front boundary.

The **REAR GARDEN** measures approx. 100' and commences with paved patio leading to lawn area. Mature shrub borders. Brick built flower beds. Brick built shed (with power connected). Gated side access. Outside tap.



**DETACHED GARAGE** with electric door. Power and lighting. Door to REAR GARDEN.

GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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