

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Richmond Avenue, South Benfleet, SS7 5HF



### Offers in Excess of £475,000

Situated in a popular South Benfleet residential location, this well presented four bedroom semi-detached house is conveniently within short walking distance of High Road shops, local schools, Richmond park and a mile from Benfleet station. The property benefits from having a spacious lounge/diner measuring 21'; modern fitted kitchen with high gloss units; ground floor cloakroom; four good sized bedrooms; low maintenance rear garden; garage and off street parking for numerous vehicles. EPC rating - C. Our ref: 16152

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

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# Richmond Avenue, South Benfleet, SS7 5HF

Accommodation comprises composite entrance door, with side panels, to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Storage cupboard. Radiator. Laminate wood flooring. Personal door to GARAGE. Doors to:

## LOUNGE/DINER 21' x 15' 5" reducing to 10' 9" (6.4m x 4.7m > 3.28m)

Coved ceiling. UPVC double glazed window to rear aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Two radiators. Laminate wood flooring.



## KITCHEN 10' x 8' 9" (3.05m x 2.67m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Door to side aspect. Modern high gloss range of base and eye level units with granite working surfaces and tiled splash backs. Inset one and a half stainless steel sink drainer with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine.

## GROUND FLOOR CLOAKROOM

Two piece white suite comprising close coupled w/c and corner hand wash basin with chrome mixer tap and tiled splashback. Laminate wood flooring.

## FIRST FLOOR LANDING

Coved ceiling. Loft access with pull down ladder. UPVC double glazed window to side aspect. Airing cupboard. Doors to:

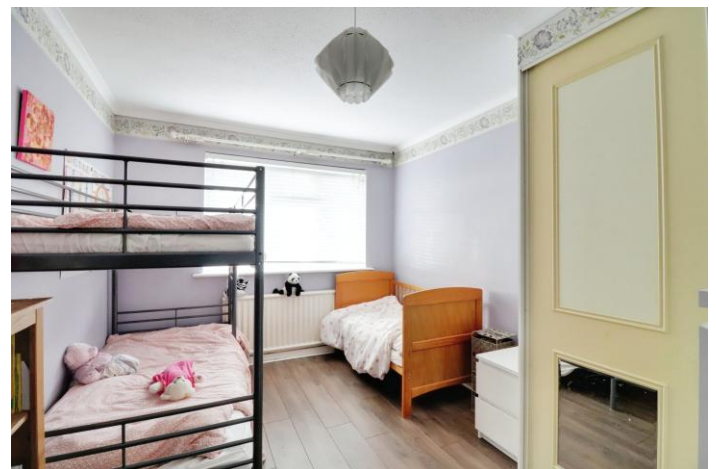
## BEDROOM ONE 15' 7" x 11' 7" (4.75m x 3.53m)

Coved ceiling. UPVC double glazed window to rear aspect. Fitted wardrobes with sliding doors. Radiator. Laminate wood flooring.



## BEDROOM TWO 12' 9" x 9' 6" (3.89m x 2.9m)

Coved ceiling. UPVC double glazed window to front aspect. Fitted wardrobes with sliding doors. Radiator. Laminate wood flooring.



## BEDROOM THREE 9' 6" x 9' (2.9m x 2.74m)

Coved ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood flooring.





#### **BEDROOM FOUR 9' 3" x 7' 8" (2.82m x 2.34m)**

UPVC double glazed window to front aspect. Large built in storage cupboard. Radiator. Laminate wood flooring.



#### **FAMILY BATHROOM**

Obscure uPVC double glazed window to side aspect. Newly fitted modern three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with shower over. Chrome heated towel rail. Tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:** To the **FRONT** of the property is an extensive gravel driveway providing off street parking for numerous vehicles. Lawn area to side with mature shrubs.

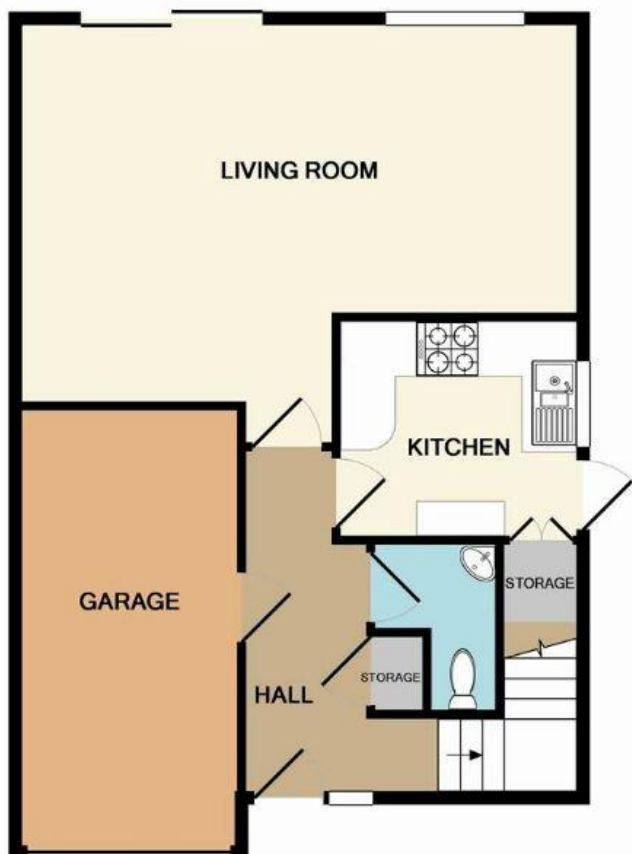
The **REAR GARDEN** is low maintenance with paved courtyard area and gravel area. Pergola. Brick built flower bed. Various mature shrubs. Shed to remain. Gated side access.



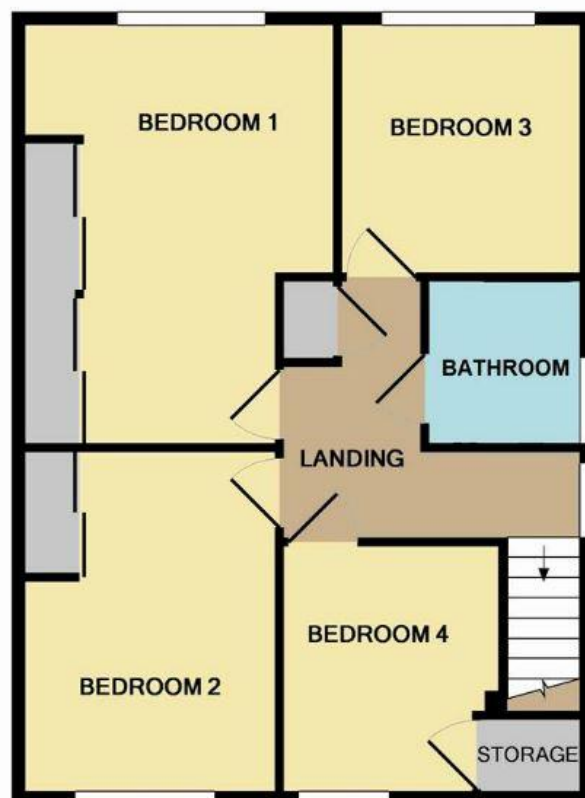
**GARAGE** with up and over door. Power and lighting. Personal door to HALLWAY.

#### **Agent's Note:**

**This property benefits from a new Worcester Bosch combination boiler, which comes with a warranty valid until 2034.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 594 SQ.FT.  
(55.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 577 SQ.FT.  
(53.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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