

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Northern Avenue, Benfleet, SS7 5SN



### Guide Price £425,000 to £450,000

Situated in a quiet, sought after Benfleet location, within short walking distance of the many shops, cafes and restaurants at Tarpots and easy reach of The Appleton School, is this immaculate three bedroom semi-detached chalet. This lovely property benefits from having a spacious lounge/diner; kitchen/family room; three good sized bedrooms; 45' rear garden with outbuilding and workshop suitable as a home office, and off street parking for two vehicles. EPC rating - D. Our ref: 10651

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

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# 32 Northern Avenue, Benfleet, SS7 5SN

Accommodation comprises:

Entrance via storm porch and obscure composite leadlight door to:

## RECEPTION HALLWAY

Skimmed ceiling with spotlight insets. Part panelled walls. Radiator with decorative cover. Laminate wood effect flooring. Door to BATHROOM. Openings to:

## LOUNGE/DINER 22' 4" x 13' 9" into bay reducing to 10' 10" (6.81m x 4.19m > 3.3m)

Coved and skimmed ceiling. UPVC double glazed bay window to front aspect. Further uPVC double glazed window to front aspect. Designer wall radiator. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Laminate wood effect flooring.



## KITCHEN/FAMILY ROOM 17' 5" x 11' 7" (5.31m x 3.53m)

Skimmed ceiling with spotlight insets. UPVC double glazed sky lights. UPVC double glazed window to side aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Range

of modern base and eye level units with roll edged working surfaces and matching upstands. Inset sink drainer with chrome mixer tap. Inset Neff electric induction hob with extractor hood over. Built in twin Neff electric eyeline ovens (one is a combination microwave and the other has a hideaway door). Integrated dishwasher. Part panelled walls. Radiator with decorative cover. Porcelain tiled floor.



## FAMILY BATHROOM 10' 2" x 10' 1" (3.1m x 3.07m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Four piece white bathroom suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with chrome shower mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Built in cupboard housing washing machine, tumble dryer and combi gas boiler. Chrome heated ladder style towel rail. Laminate wood effect flooring.





### FIRST FLOOR LANDING

Built in storage cupboard. Doors to:

### BEDROOM ONE 15' 4" x 9' 10" (4.67m x 3m)

Coved and skimmed ceiling. Two uPVC double glazed windows to rear aspect. Built in mirror fronted wardrobe. Built in cupboard. Two radiators.



### BEDROOM TWO 12' 9" x 11' 8" reducing to 8' 6" (3.89m x 3.56m > 2.59m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Built in storage cupboard. Radiator.



### BEDROOM THREE 9' 9" x 6' 8" (2.97m x 2.03m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Built in storage cupboard. Radiator.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Bark chip flower bed with laurel hedge. Gated side access.

The **REAR GARDEN** measures approx. 45' and commences with patio area leading to lawn. Bark chip patio to rear. Side storage area with side access to front. Various shrubs. Fencing to all boundaries.



### OUTBUILDING

Split into two separate rooms:

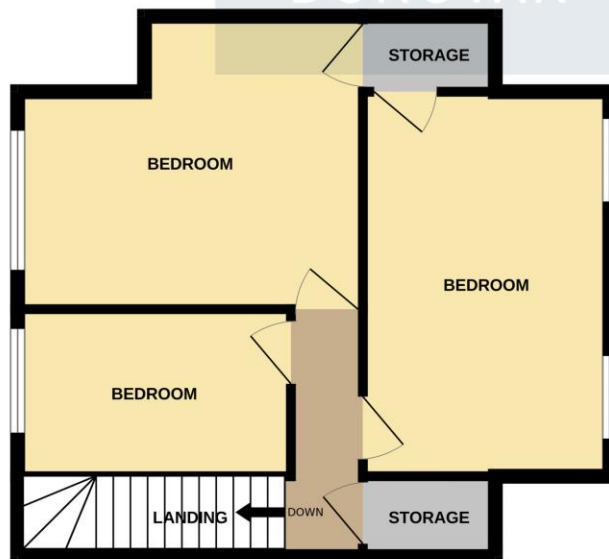
**SUMMERHOUSE/OFFICE 10' 9" x 8' 2" (3.28m x 2.49m)** Door to front. Two windows to side aspect. Power and lighting.

**WORKSHOP 11' 8" x 6' 7" (3.56m x 2.01m)** Door to front. Window to front. Power and lighting. Loft access hatch.

GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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