

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Avenue, South Benfleet, SS7 5QU



£475,000

Situated in a popular South Benfleet residential location, within easy walking distance of various primary schools as well as The Appleton School, easy reach of local High Road shops and Benfleet station is this four bedroom detached house. Offered for sale with NO ONWARD CHAIN, this property has been extensively modified by the current owner and benefits from having a spacious kitchen/diner measuring 22' 5"; lounge measuring 15' 1"; conservatory; two bedrooms to each floor; shower room to ground floor and bathroom to first floor; 85' approx. rear garden and off street parking for numerous vehicles.

EPC rating - E. Our ref: 15397

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Clifton Avenue, South Benfleet, SS7 5QU

Accommodation comprises:

Entrance via obscure composite door to:

RECEPTION HALL

Skimmed ceiling. Built in storage cupboard. Radiator. Opening to:

LOUNGE 15' 1" x 12' 7" (4.6m x 3.84m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Feature fireplace with multi fuel wood burner to remain.



GROUND FLOOR BEDROOM THREE 15' 4" x 7' 3" (4.67m x 2.21m)

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Further uPVC double glazed window to side aspect. Radiator.



INNER HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Designer wall radiator. Door to:

GROUND FLOOR BEDROOM FOUR/STUDY 10' 9" x 7' 3" (3.28m x 2.21m)

Coved and skimmed ceiling. UPVC double glazed window, with blind to remain, to side aspect. Under stairs storage cupboard. Radiator.



KITCHEN 22' 5" x 7' 3" reducing to 5' 6" (6.83m x 2.21m > 1.68m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Range of base, wall and floor to ceiling units with square edged working surfaces and matching upstands. Inset white ceramic sink with chrome mixer tap. Inset 5 ring electric hob with extractor hood over. Built in twin electric eyeline ovens. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Designer wall radiator. Opening to:



CONSERVATORY 13' 4" x 8' 5" (4.06m x 2.57m)

UPVC double glazed conservatory with French style doors to rear aspect. Designer radiator.



GROUND FLOOR SHOWER ROOM 7' x 4' 10" (2.13m x 1.47m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising high level w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle with overhead rainmaker shower head and detachable jet body spray. Designer wall radiator. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Doors to:

BEDROOM ONE 12' 9" x 12' 1" (3.89m x 3.68m)

Skimmed ceiling. UPVC double glazed window to front aspect. Built in mirror fronted wardrobes. Radiator.



BEDROOM TWO 12' 2" x 10' (3.71m x 3.05m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BATHROOM 6' 1" x 5' (1.85m x 1.52m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Part tiled walls. Designer radiator. Tiled floor.



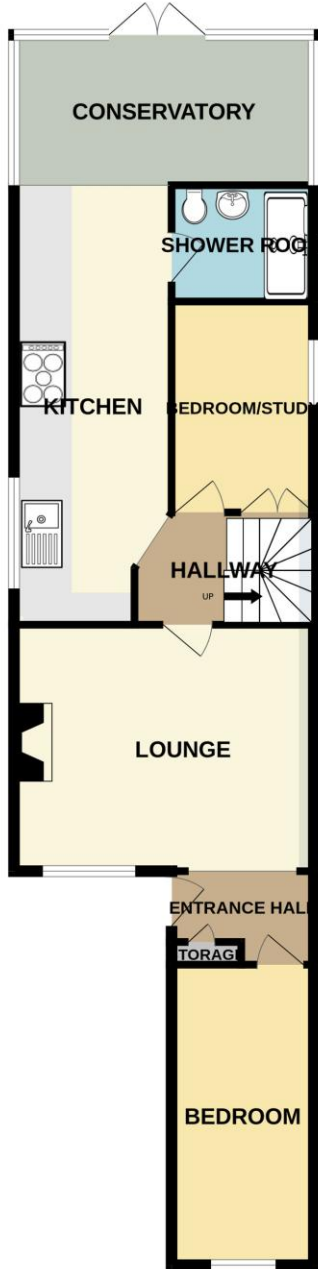
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for numerous vehicles. Gated side access.

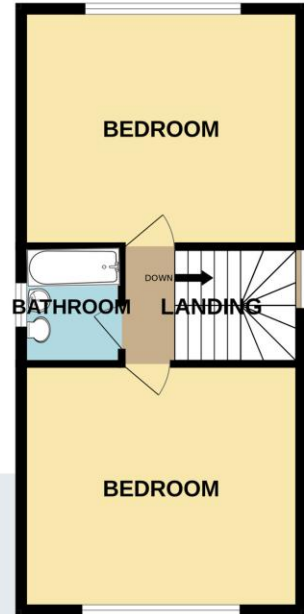
The **REAR GARDEN** measures approx. 85' and commences with paved patio leading to lawn. Pathway to rear. Further patio at rear. Fencing to all boundaries.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA; 1228 sq.ft. (114.1 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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