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EXCELLENCE IN ESTATE AGENCY

## Bassenthwaite Road, Benfleet, SS7 3JG



### GUIDE PRICE £775,000 - £800,000

In a semi-rural location, occupying a plot measuring half an acre and opposite the nature reserve, is this substantial three bedroom detached house. This delightful property combines a mix of modern and character features and benefits from having spacious living accommodation including a 25' lounge; 22' dining room and a utility with fabulous outside space including a detached double garage with ample off street parking and is offered for sale with NO ONWARD CHAIN. EPC rating - C. Our ref: 14793

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

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# Bassenthwaite Road, Benfleet, SS7 3JG

Accommodation comprises:

Entrance via obscure double glazed door with feature windows to each side to:

## RECEPTION HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Storage cupboard/cloaks cupboard. Doors to:



## DINING ROOM 22' 1" x 11' 5" (6.73m x 3.48m)

Skimmed ceiling. Spotlight insets. Double glazed bay window to front aspect. Double glazed bi-folding doors providing access to and overlooking REAR GARDEN. Two radiators. Tiled floor. Opening to KITCHEN.



## KITCHEN 11' x 9' 8" (3.35m x 2.95m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Range of modern base, eye level and drawer units. Granite working surfaces. Matching upstands. Inset twin stainless steel sink with free standing mixer tap. Space for range cooker with stainless steel extractor hood over and stainless steel splash back. Space for American style fridge/freezer. Integrated wine cooler. Tiled floor.



## UTILITY ROOM/DOG GROOMING ROOM 12' 4" x 10' 1" approx. (3.76m x 3.07m)

With dropped ceiling. Dual aspect double glazed windows to side and rear aspects. Space and plumbing for washing machine. Space for

tumble drier. Stainless steel sink. Bath with wall mounted electric shower. Vinyl floor. Door to three internal dog kennels with hatches leading to outside galvanised kennels, which are fully drained.

### GROUND FLOOR CLOAKROOM

Double glazed window to rear aspect. Two piece suite comprising close coupled w/c and vanity mounted wash hand basin with chrome mixer tap. Vinyl floor.

### LOUNGE 25' 6" x 11' 7" (7.77m x 3.53m)

Double glazed leadlight window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Feature brick built fireplace. Two radiators. Karndean flooring.



### FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to front aspect. Radiator. Loft access hatch. Doors to:



### MAIN BEDROOM 16' 5" x 12' approx. (5m x 3.66m)

Double glazed windows to front and rear aspects. Fitted wardrobes. Radiator.







**BEDROOM THREE 12' 1" x 7' 8" approx.  
(3.68m x 2.34m)**

Skimmed ceiling. Double glazed window to front aspect. Range of fitted wardrobes and matching chest of drawers. Radiator.

**ENSUITE SHOWER**

Obscure window to rear aspect. Shower cubicle. Tiled walls.



**BATHROOM 9' 5" x 6' 5" (2.87m x 1.96m)**

Obscure double glazed window to rear aspect. Four piece suite comprising close coupled w/c, vanity mounted wash hand basin, panelled bath and shower cubicle. Tiled walls. Tiled floor.

**BEDROOM TWO 12' 9" x 11' (3.89m x 3.35m)**

Double glazed window to rear aspect. Range of built in wardrobes and desk. Radiator



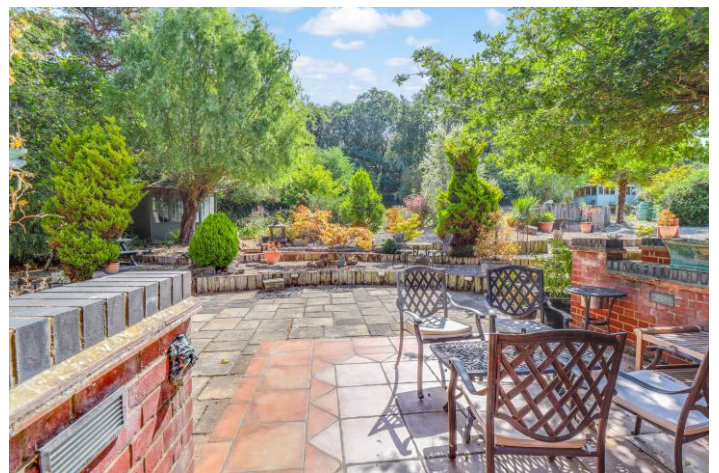


### OUTSIDE OF PROPERTY:

As previously mentioned, this property sits on a plot measuring approx. half an acre. The FRONT has a frontage of 118' with a large, independent block paved sweep in/out driveway providing off street parking for numerous vehicles, with space for motorhome or similar and access to DOUBLE GARAGE. Brick built wall to front boundary with double opening wrought iron gates. Double opening gates to side providing access to REAR GARDEN. Flower bed with established shrubs. Pedestrian gated side access. Access to galvanised dog kennels.



The **REAR GARDEN** commences with a paved patio area leading up to tiered shingle flower beds with a variety of established planting including trees and shrubs. Seating area. The rest of the garden has a large lawn area, with numerous mature flower beds with further shrubs, plants and trees. Double opening gates to side leading to driveway. Pedestrian gated side access. Pond and stream. Three summerhouses to remain.







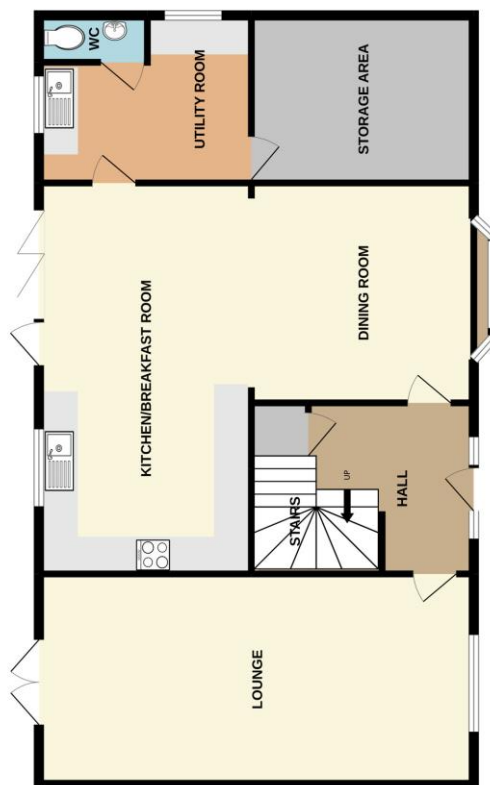


**DOUBLE GARAGE 19' 10" x 17' 7" (6.05m x 5.36m)**

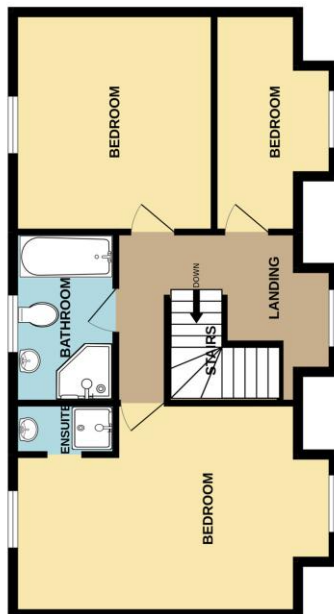
With up and over door. Double glazed window to side aspect. Obscure uPVC double glazed door to rear. Power and lighting.



GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.  
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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.