

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spencer Road, Benfleet, SS7 3HS



£550,000

Situated within short walking distance of the popular Robert Drake School, is this four bedroom detached bungalow. The property benefits from having a spacious lounge/diner measuring 25' 5"; three double bedrooms with ensuite to bedroom one; Westerly backing rear garden measuring approx. 114'; garage and off street parking for numerous vehicles. EPC rating - TBC. Our ref: 12655

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Spencer Road, Benfleet, SS7 3HS

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with loft access. Window to front aspect. Radiator. Laminate flooring. Doors to:

KITCHEN 11' 5" x 10' 5" (3.48m x 3.18m)

Skimmed ceiling. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Space for range cooker with extractor fan above. Integrated fridge/freezer. Space for washing machine. Space for tumble dryer. Breakfast bar. Laminate flooring. Opening to:



LOUNGE/DINER 25' 5" x 11' 10" (7.75m x 3.61m)

Skimmed ceiling with spotlight insets. Roof lantern. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace. Radiator. Laminate flooring.



BEDROOM ONE 14' 2" x 13' 8" (4.32m x 4.17m)

Skimmed ceiling. Double glazed window to front aspect. Obscure window to side aspect. Radiator. Door to:



ENSUITE SHOWER ROOM 10' 5" x 3' 5" (3.18m x 1.04m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.



BEDROOM TWO 11' 5" x 10' (3.48m x 3.05m)

Skimmed ceiling. Double glazed window to front aspect. Obscure windows to side aspect. Feature fireplace. Radiator. Laminate flooring.



BEDROOM THREE 13' x 10' 10" (3.96m x 3.3m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring.



BEDROOM FOUR 10' 5" x 7' 9" (3.18m x 2.36m)

Skimmed ceiling. Double glazed window to side aspect. Radiator.



BEDROOM FIVE 10' 5" x 7' 9" (3.18m x 2.36m)

Skimmed ceiling. Double glazed window to side aspect. Radiator.

coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Chrome heated towel rail. Built in storage cupboard. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

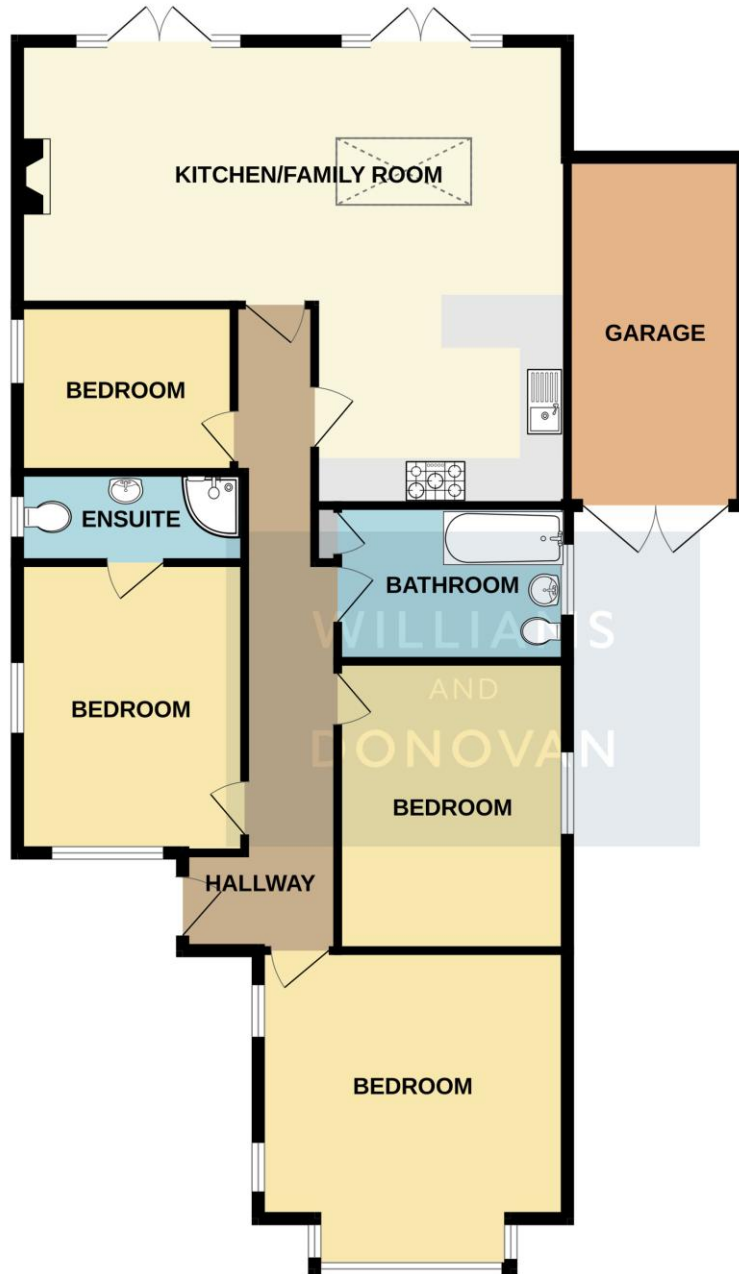
To the **FRONT** of the property is a large, stone shingle driveway providing off street parking for numerous vehicles. Electric car charging point.

The **REAR GARDEN** is Westerly backing and measures approx. 114'. Commencing with decking area leading to lawn. Gated side access.



GARAGE with double opening doors.

GROUND FLOOR



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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