

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Albion Road, Benfleet, SS7 5PU



**£600,000**

This spacious four double bedroom detached house is offered for sale with NO ONWARD CHAIN, and is situated in a desirable Benfleet residential location within very short walking distance of The Appleton School, Holy Family, Kents Hill Junior and Infant Schools, with Villa Road park nearby. The property benefits from having two reception rooms; spacious kitchen with separate utility; ground floor cloakroom; bedroom one with ensuite; integral garage with off street parking for numerous vehicles; South backing rear garden and is also a mile and a half from Benfleet station and within easy reach of High Road shops and other amenities. EPC rating - D. Our ref: 16163

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

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# Albion Road, Benfleet, SS7 5PU

Accommodation comprises:

Entrance via composite front door to:

## HALLWAY

Coved and skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Solid wood flooring. Opening to DINING ROOM. Doors to:

## KITCHEN 18' 10" x 9' 9" (5.74m x 2.97m)

Coved and skimmed ceiling with spotlight insets. Double glazed French style doors to rear aspect, providing access to REAR GARDEN. Range of high gloss base and floor to ceiling units with square edged working surfaces and tiled splashbacks. Inset 5 ring induction hob with extractor chimney over and electric oven under. Space for American style fridge/freezer. Central island in complementary high gloss with matching working surface extending to breakfast bar, and inset sink with chrome mixer tap. Tiled floor. Opening to LOUNGE. Also opening to:

## UTILITY ROOM 10' 3" x 7' (3.12m x 2.13m)

Coved and skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Range of base and eye level units with solid wood working surfaces. Inset ceramic butler sink with chrome mixer tap. Space for washing machine. Solid wood flooring. Door to GARAGE.

## LOUNGE 18' 10" x 13' 8" (5.74m x 4.17m)

Coved and skimmed ceiling. Double glazed French style doors leading to REAR GARDEN. Feature fireplace with open gas fire and brick hearth. Feature wall panelling. Two radiators. Solid wood flooring.

## DINING ROOM 12' 5" x 9' 9" (3.78m x 2.97m)

Coved and skimmed ceiling. Double glazed bay window to front aspect. Radiator. Solid wood flooring.



## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Wall light. Solid wood flooring.

## FIRST FLOOR LANDING

Coved and skimmed ceiling. Double glazed window to side aspect. Loft access. Storage cupboard. Airing cupboard. Doors to:

## BEDROOM ONE 14' x 13' (4.27m x 3.96m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Radiator. Door to:



## ENSUITE 8' 3" x 5' 7" (2.51m x 1.7m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and walk in shower with overhead rainmaker shower head and detachable jet body spray. Chrome heated towel rail. Tiled floor.

## BEDROOM TWO 13' x 10' (3.96m x 3.05m)

Coved and skimmed ceiling. Obscure double glazed window to rear aspect. Built in wardrobes. Radiator.



## BEDROOM THREE 11' 10" x 11' 5" (3.61m x 3.48m)

Coved and skimmed ceiling. Double glazed window to front aspect. Built in wardrobes. Radiator.





**BEDROOM FOUR 12' 5" x 10' (3.78m x 3.05m)**  
Coved and skimmed ceiling. Double glazed window to front aspect. Built in wardrobes. Radiator.



**FAMILY BATHROOM 7' 1" x 6' 10" (2.16m x 2.08m)**  
Coved and skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and free standing bath with wall mounted mixer tap. Heated towel rail. Tiled floor.



**OUTSIDE OF PROPERTY:**  
To the **FRONT** of the property is a block paved driveway

providing off street parking for numerous vehicles and access to GARAGE. Gated side access.

The **REAR GARDEN** is South backing and commences with paved pathway to seating area at side with timber pergola over. The remainder is laid to lawn. Large shed to remain.

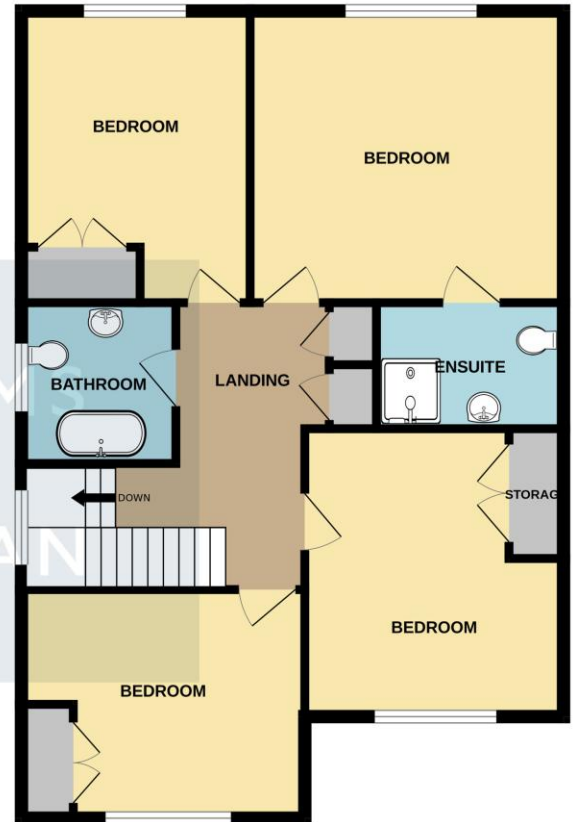


**INTEGRAL GARAGE 10' 3" x 9' (3.12m x 2.74m)**  
With electric roller shutter door. Power and lighting. Door to UTILITY ROOM.

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (154.9 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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