

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Gowan Close, Benfleet, SS7 5SE



Offers in Excess of £400,000

Immaculately presented throughout, this three bedroom semi-detached house would be ideally suited to a young family or FIRST TIME BUYERS. Situated in a convenient location, close to local schools and the many amenities on offer at Tarpots, the property benefits from having a lovely, modern kitchen/breakfast room; spacious lounge/diner; conservatory; ground floor cloakroom; three good sized bedrooms; recently fitted modern bathroom; garage with off street parking for numerous vehicles and a 55' rear garden.

EPC rating - C. Our ref: 16179

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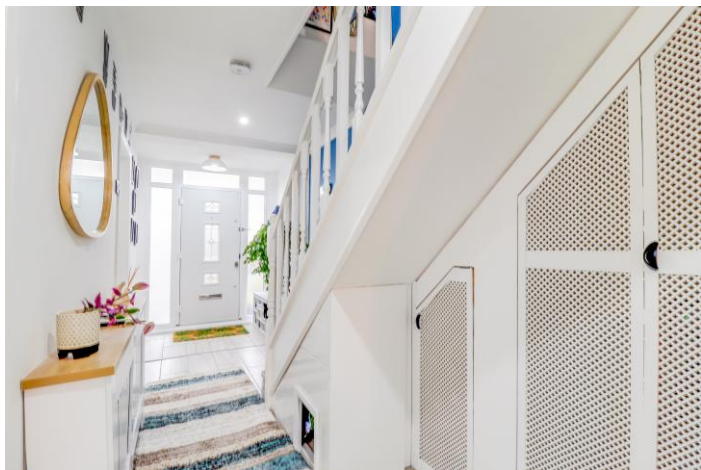
Gowan Close, Benfleet, SS7 5SE

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Obscure double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:



GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Tiled walls. Extractor fan. Tiled floor.

KITCHEN/BREAKFAST ROOM 13' 4" reducing to 9' 4" x 12' 7" max. (4.06m > 2.84m x 3.84m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Range of base and eye level units with solid granite working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring induction hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated wine cooler. Integrated washer/dryer. Integrated dishwasher. Built in storage cupboard housing boiler. Tiled floor.



LOUNGE/DINER 19' x 12' (5.79m x 3.66m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to CONSERVATORY. Radiator.

CONSERVATORY 7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN. Laminate flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 12' x 11' 1" (3.66m x 3.38m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 11' 9" x 10' 2" (3.58m x 3.1m)

Skimmed ceiling. Double glazed window to front aspect. Fitted storage cupboard. Radiator.



BEDROOM THREE 8' 10" x 7' 6" (2.69m x 2.29m)

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



BATHROOM 8' 5" x 5' 4" (2.57m x 1.63m)

Skimmed ceiling. Obscure double glazed windows to front aspect. Recently fitted three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with overhead mixer shower. Heated towel rail. Extractor fan. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, block paved driveway providing off street parking for up to four vehicles and access to GARAGE. Small sleeper and shingle flower bed. Outside tap.

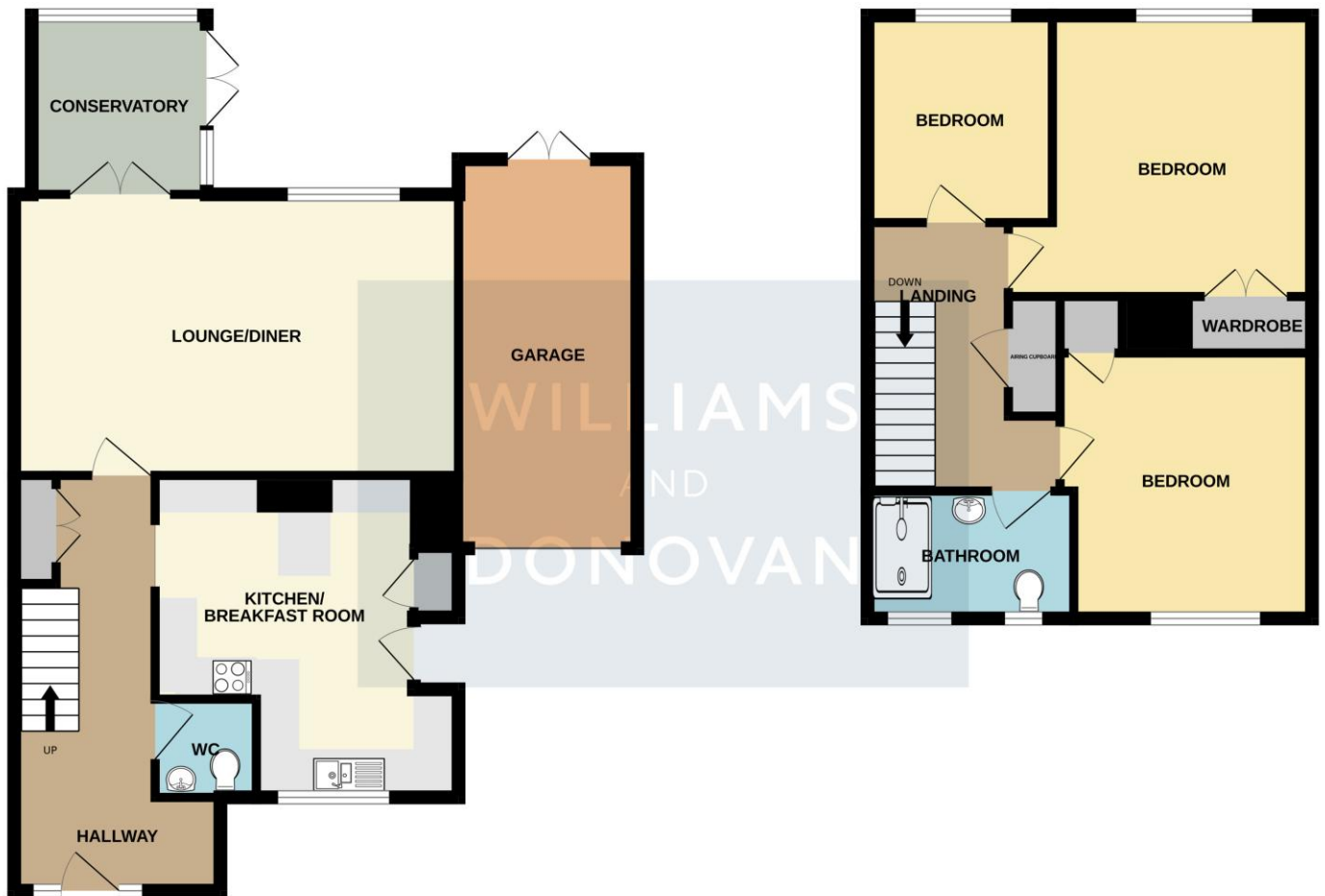
The **REAR GARDEN** measures approx. 55' and commences with paved patio leading to lawn. Stone shingle pathway area. Sleeper flower beds. Decking area to rear. Bar area.



GARAGE with up and over door. Power and lighting. Water connection. Double glazed door to REAR GARDEN.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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