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EXCELLENCE IN ESTATE AGENCY

## Adelaide Gardens, South Benfleet, SS7 1LA



**GUIDE PRICE £425,000 - £450,000**

Offered for sale with NO ONWARD CHAIN is this lovely three double bedroom semi-detached house situated just over a quarter of a mile from Benfleet station, and within easy reach of local schools and High Road shops. This well presented property benefits from having a spacious kitchen/diner; lounge measuring 17' 3"; shower room to ground floor and bathroom to first floor; 40' South backing rear garden and off street parking for two vehicles. EPC rating - TBC. Our ref:15850

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

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# Adelaide Gardens, South Benfleet, SS7 1LA

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Radiator. Doors to:

## GROUND FLOOR SHOWER ROOM 8' 3" x 5' 5" (2.51m x 1.65m)

Skimmed ceiling. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Heated towel rail. Tiled walls.



## LOUNGE 17' 3" x 13' 1" (5.26m x 3.99m)

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace with electric fire insert. Radiator. Opening to:



## KITCHEN/DINER 27' 7" x 9' (8.41m x 2.74m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and side aspects. Double glazed French style doors leading to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Concealed wall mounted combi boiler. Radiator.



## FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Doors to:

## BEDROOM ONE 13' x 9' 9" (3.96m x 2.97m)

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



## BEDROOM TWO 10' 1" x 9' 9" (3.07m x 2.97m)

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



**BEDROOM THREE 11' 2" max. x 9' 4" (3.4m x 2.84m)**

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



**BATHROOM 9' 3" x 8' 7" (2.82m x 2.62m)**

Skimmed ceiling. Obscure double glazed window to front aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and shower cubicle with mixer shower. Tiled walls. Built in storage cupboard. Heated towel rail. Extractor fan.



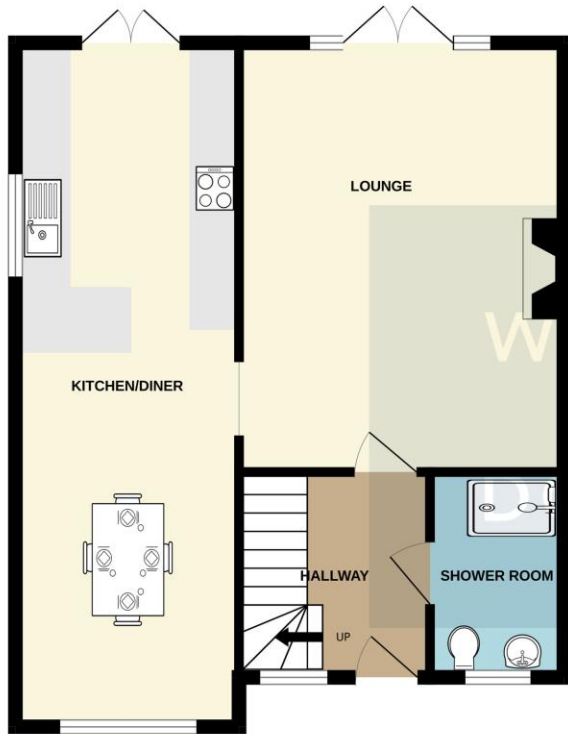
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Shrub borders.

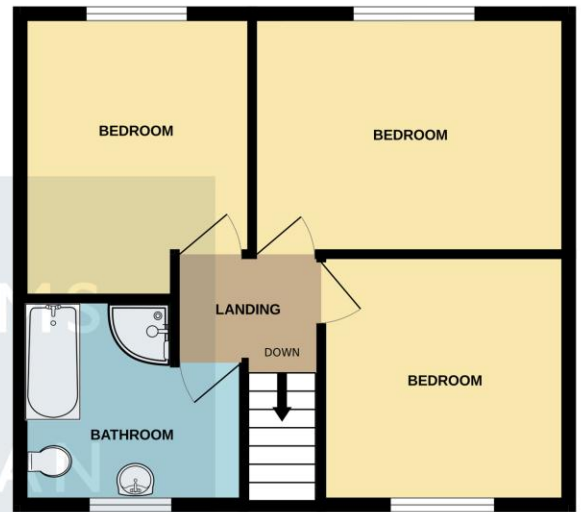
The **REAR GARDEN** measures approx. 40' and is South backing. Commencing with paved patio leading to lawn. Shrub bed borders. Shed and summerhouse to remain. Gated side access. Outside tap. Exterior lighting.



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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**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.