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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Arundel Road, Benfleet, SS7 4EF



### £375,000

Situated in the desirable dual catchment for both The Appleton School and The King John School, within short walking distance of local schools and shops and offered for sale with **NO ONWARD CHAIN** is this three bedroom semi-detached house. This property would make an ideal **FIRST TIME BUY** or **BUY TO LET** investment, and benefits from having a 20' 5" kitchen/family room; integral garage with off street parking to the front and a 42' rear garden. EPC rating - D. Our ref: 15898

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Arundel Road, Benfleet, SS7 4EF

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

## **PORCH 4' 4" x 4' 1" (1.32m x 1.24m)**

Obscure windows to front and side aspects. Laminate wood effect flooring. Door to:

## **LOUNGE 14' 9" x 12' 2" (4.5m x 3.71m)**

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Feature fireplace. Radiator. Opening to:



## **KITCHEN/FAMILY ROOM 25' x 9' 1" (7.62m x 2.77m)**

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed patio door providing access to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink with chrome mixer tap. Space for gas cooker with extractor hood over. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Two radiators. Pantry cupboard. Part tiled floor.



## **FIRST FLOOR LANDING**

Coved and skimmed ceiling. Loft access hatch. Obscure uPVC double glazed window to side aspect. Doors to:

## **BEDROOM ONE 11' 7" x 11' 3" (3.53m x 3.43m)**

UPVC double glazed window to front aspect. Built in wardrobe. Radiator.



## **BEDROOM TWO 11' 5" x 9' 3" (3.48m x 2.82m)**

UPVC double glazed window to rear aspect. Built in storage cupboard. Radiator. Laminate flooring.



## **BEDROOM THREE 9' 4" x 8' 8" (2.84m x 2.64m)**

UPVC double glazed window to front aspect. Radiator.



### **BATHROOM 8' 2" x 6' 2" (2.49m x 1.88m)**

Coved and skimmed ceiling. Obscure uPVC double glazed windows to side and rear aspects. Three piece white suite comprising close coupled dual flush w/c, wall mounted hand wash basin with chrome mixer tap and shower cubicle with wall mounted electric shower. Tiled walls. Chrome heated towel rail. Tiled floor.

### **OUTSIDE OF PROPERTY:**

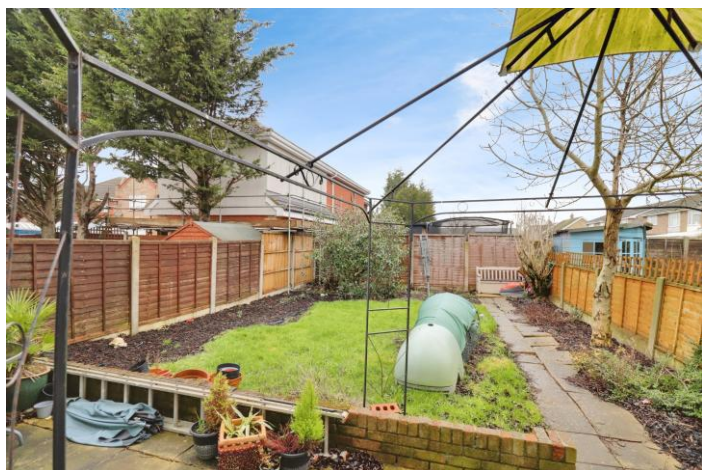
To the **FRONT** of the property is a driveway providing off street parking for one vehicle and access to **GARAGE**. The remainder is laid to lawn with some mature shrubs. Gated side access.

The **REAR GARDEN** measures 42' and commences with paved patio leading to lawn. Various bark chip flower beds with established shrubs and plants. Fencing to all boundaries.

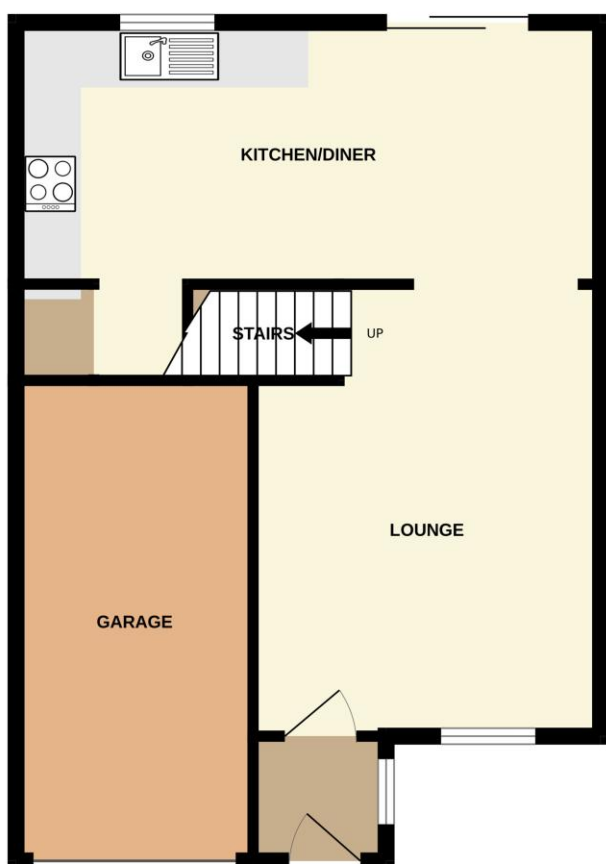


### **GARAGE 16' 5" x 8' 2" (5m x 2.49m)**

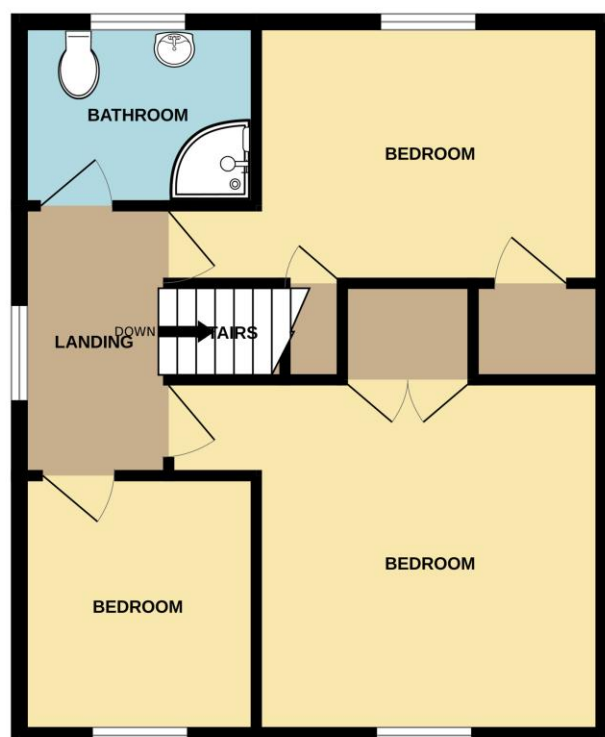
With up and over door. Power and lighting.



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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.