

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Elm View Road, South Benfleet, SS7 5AR



GUIDE PRICE £465,000 - £485,000

Situated in a sought after South Benfleet location within easy reach of High Road shops, schools and Benfleet station is this lovely three/four bed link detached house with a beautifully landscaped, mature 100' West backing rear garden. The property benefits from having a spacious lounge; kitchen/breakfast room; conservatory; study; ground floor cloakroom; three good sized bedrooms and ample off street parking.

EPC rating - C. Our ref: 15632

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Elm View Road, South Benfleet, SS7 5AR

Accommodation comprises:

Entrance via obscure composite door to:

PORCH

Obscure uPVC double glazed windows to front and side aspects. Obscure door to:

HALLWAY 19' x 4' 4" (5.79m x 1.32m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

STUDY/BEDROOM 15' 9" x 7' 1" (4.8m x 2.16m)

Skimmed ceiling. UPVC double glazed window to front aspect. Built in cupboards. Radiator. Karndean flooring.



KITCHEN/DINER 18' 7" x 9' 3" approx. (5.66m x 2.82m)

Coved and skimmed ceiling. Dual aspect uPVC double glazed windows to front and side aspects. UPVC double glazed door to side aspect. Range of base, eye level and floor to ceiling units with roll edged working surfaces and tiled splashbacks. Inset stainless steel one and a half bowl sink with chrome mixer tap and boiling water tap. Inset 4 ring gas hob with extractor hood over. Built in twin gas eyeliner ovens with electric grill. Integrated dishwasher. Integrated fridge. Space for washing machine inside cupboard. Radiator. Karndean flooring.



LOUNGE 17' 7" x 12' 4" (5.36m x 3.76m)

Coved and skimmed ceiling. UPVC double glazed patio door to CONSERVATORY. UPVC double glazed window to CONSERVATORY. Radiator. Feature fireplace.



CONSERVATORY 16' 4" x 9' 1" (4.98m x 2.77m)

Vaulted ceiling with spotlight insets. UPVC double glazed windows to side and rear aspects. UPVC double glazed French style doors to REAR GARDEN. Radiator. Electric wall mounted heater.

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Heated towel rail. Tiled walls. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. UPVC double glazed window to side aspect. Built in airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 17' 7" x 11' 5" reducing to 9' 8" (5.36m x 3.48m > 2.95m)

Two uPVC double glazed windows to front aspect. Range of built in wardrobes, dressing table and chest of drawers. Radiator.



BEDROOM TWO 12' 4" reducing to 10' 2" x 8' 6" (3.76m > 3.1m x 2.59m)

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



BEDROOM THREE 12' 4" x 8' 7" (3.76m x 2.62m)

UPVC double glazed window to rear aspect. Radiator.



BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)

Obscure uPVC double glazed window to side aspect. Three piece suite comprising enclosed w/c, vanity mounted hand wash basin and panelled bath with electric shower over. Part tiled walls. Radiator. Karndean flooring.



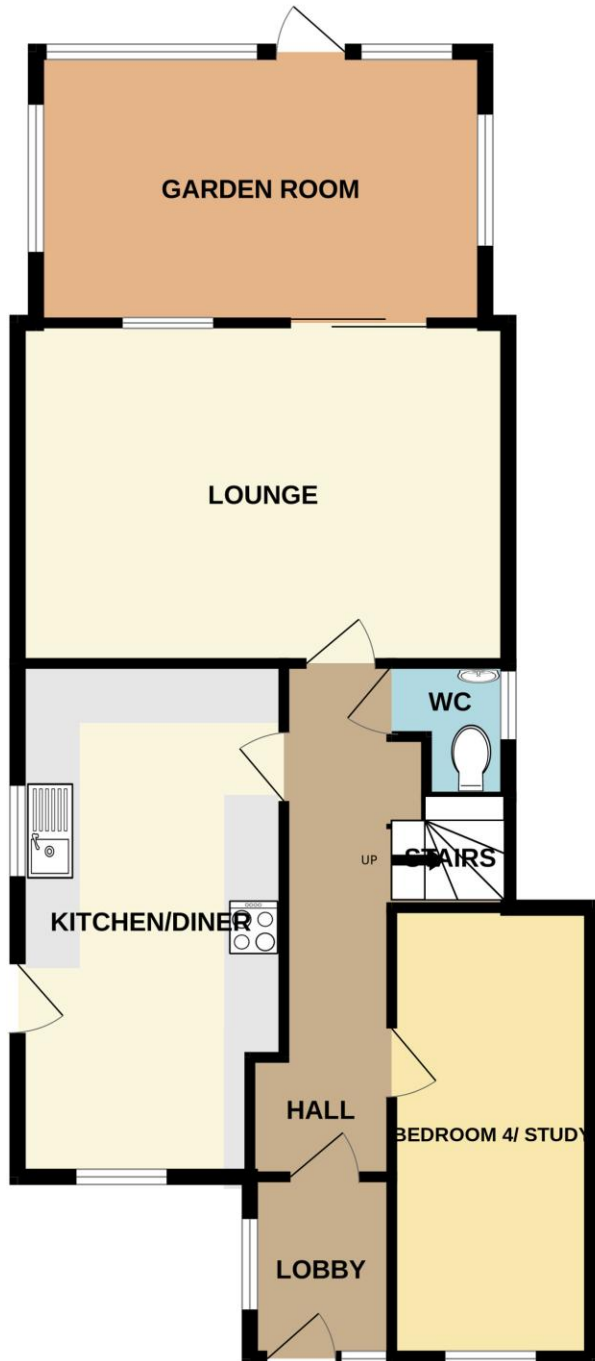
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing ample off street parking. Flower bed with established planting. Gated side access.

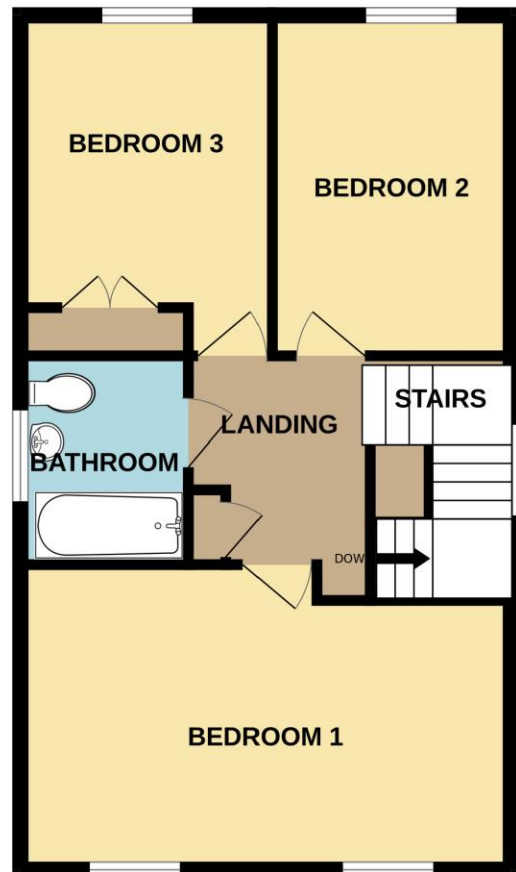
As previously mentioned, the **REAR GARDEN** measures approx. 100' and is West backing. Having been landscaped, the garden commences with Indian sandstone patio with pathway to rear, leading to lawn. Various well planted flower beds, with mature shrubs, trees and plants. To the rear of the garden is an allotment area. Greenhouse and two sheds to remain. Fencing to all boundaries.



GROUND FLOOR
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.