

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road North, Benfleet, SS7 4AB



Offers in Excess of £375,000

We are pleased to offer for sale this extended two bedroom semi-detached chalet, situated in a convenient Benfleet location, within walking distance of local primary schools and easy reach of major routes via the A13. The property benefits from having a modern kitchen measuring 12' 8"; two reception rooms; ground floor cloakroom/utility; two double bedrooms; garage with off street parking for up to four vehicles and a rear garden measuring approx. 40'. EPC rating - D. Our ref: 16168

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Kents Hill Road North, Benfleet, SS7 4AB

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Obscure uPVC double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Doors to:

UTILITY ROOM/GROUND FLOOR CLOAKROOM 9' 7" x 6' 5" (2.92m x 1.96m)

UPVC double glazed window to side aspect. Range of base and eye level units with square edged working surfaces. Space for washing machine. Space for tumble dryer. Space for under counter fridge. Two piece suite comprising close coupled w/c and hand wash basin. Radiator. Wall mounted boiler (which, we understand from the vendor, is one year old).



LOUNGE 15' x 11' 9" (4.57m x 3.58m)

Double glazed window to front aspect. Wall lighting. Feature fireplace. Radiator.



KITCHEN 12' 8" x 8' (3.86m x 2.44m)

Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double oven. Integrated dishwasher. Integrated fridge/freezer. Laminate flooring. Understairs storage cupboard. Built in larder cupboard. Opening to:

DINING/SITTING ROOM 14' x 9' (4.27m x 2.74m)

Double glazed window to rear aspect. Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Laminate flooring.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 15' x 10' 2" (4.57m x 3.1m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Eaves storage cupboard. Radiator.



BEDROOM TWO 15' x 7' 9" (4.57m x 2.36m)

UPVC double glazed window to rear aspect. Radiator.



BATHROOM 8' 6" x 6' (2.59m x 1.83m)

Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with electric power shower over. Radiator. Tiled walls. Extractor fan.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a driveway providing off street parking for up to three vehicles and access to **GARAGE**. Shrub sleeper flower bed.

The **REAR GARDEN** measures approx. 40' and commences with paved patio leading to lawn. Sleeper flower beds. Shed to remain. Outside tap. Exterior lighting. Rear access door to **GARAGE**.

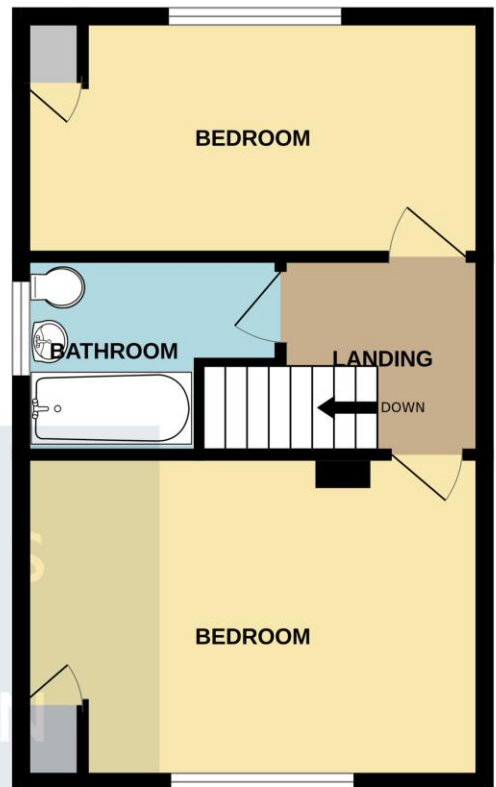
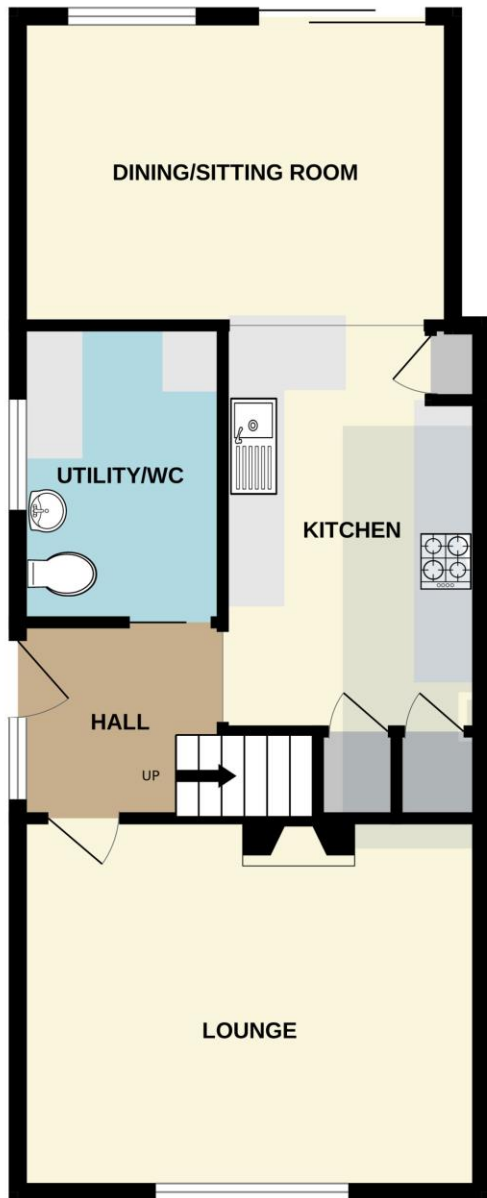


GARAGE 18' 6" x 7' 2" (5.64m x 2.18m)

With double opening doors. Power and lighting. Door to side providing access to **REAR GARDEN**.

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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