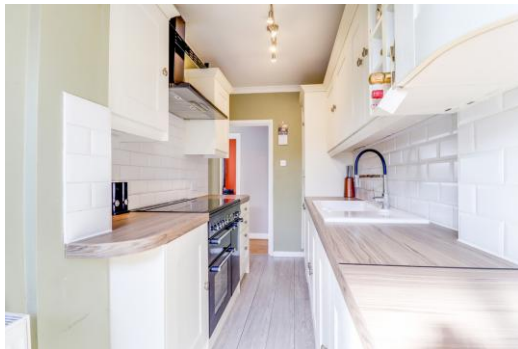


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Farm Road, South Benfleet, SS7 5JR



Offers in Excess of £375,000

In a sought after South Benfleet location approx. half a mile from Benfleet station, and within walking distance of High Road shops and schools, is this well presented two bedroom semi-detached bungalow. Key features of this property include a spacious lounge measuring 21' 10"; bedroom one with ensuite; rear garden measuring approx. 48', with outbuilding currently used as a bar, and off street parking for numerous vehicles.

EPC rating - E. Our ref: 16220

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

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01268 755252 | www.williamsanddonovan.com



Hall Farm Road, South Benfleet, SS7 5JR

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to side aspect. Radiator. Engineered oak flooring. Doors to:

LOUNGE 21' 10" x 11' (6.65m x 3.35m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Feature fireplace with log burner. Two radiators. Engineered oak flooring. Double glazed patio doors to:



CONSERVATORY/LEAN TO 12' 6" x 8' 7" (3.81m x 2.62m)

Double glazed windows to all sides. Double glazed French style doors to REAR GARDEN. Radiator.



L-SHAPED KITCHEN 14' 1" x 8' 9" reducing to 6' (4.29m x 2.67m > 1.83m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed door to side aspect. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset ceramic sink

drainer. Range cooker to remain, with extractor fan above. Integrated fridge/freezer. Space for washing machine. Integrated dishwasher. Radiator. Laminate flooring.



BEDROOM ONE 14' 1" into bay x 10' 8" (4.29m x 3.25m)

Skimmed ceiling. Double glazed bay window, with fitted shutters, to front aspect. Fitted wardrobes. Radiator. Sliding door to:



ENSUITE 6' x 2' 8" (1.83m x 0.81m)

Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with electric shower. Part tiled walls.

BEDROOM TWO 9' 7" x 9' 4" (2.92m x 2.84m)

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



BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with electric shower over. Chrome heated towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

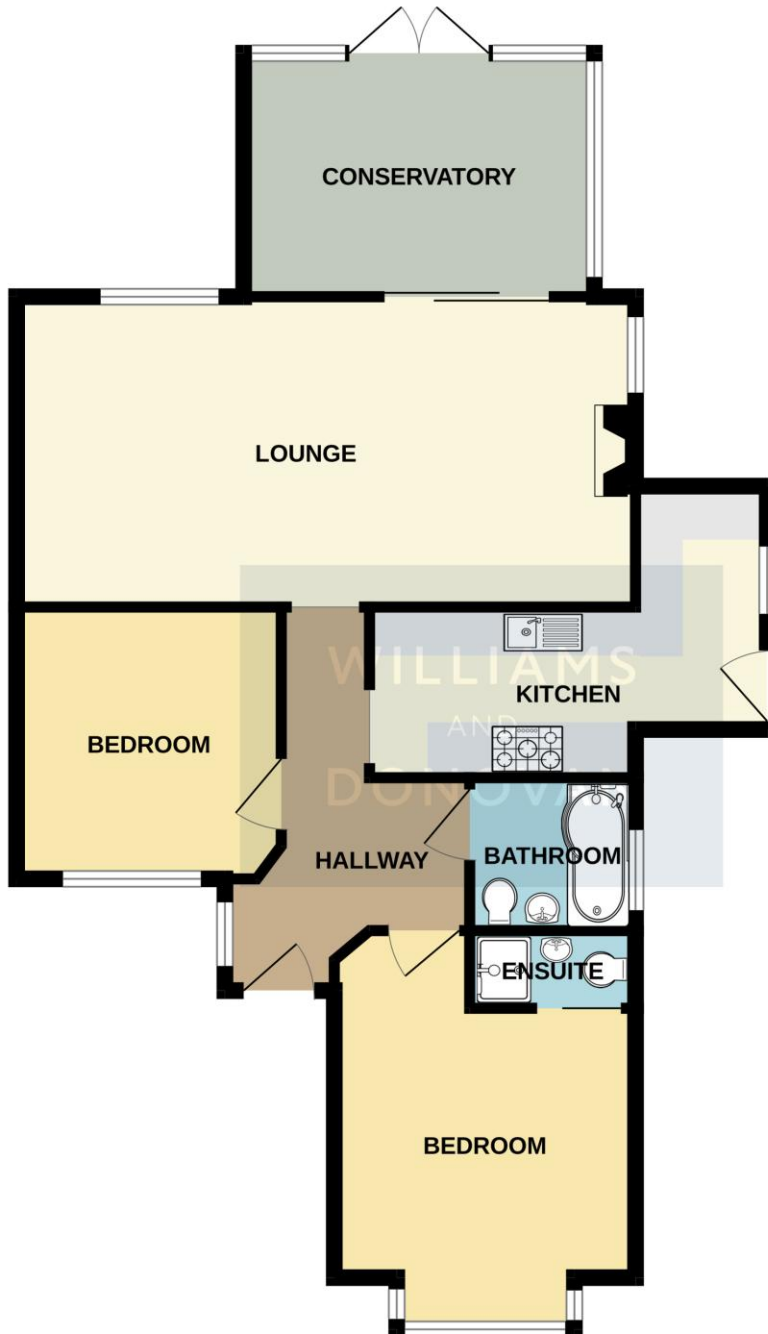
To the **FRONT** of the property is a paved in and out driveway providing off street parking for numerous vehicles. Carport. Brick built flower bed with mature shrub. Exterior power.

The **REAR GARDEN** measures approx. 48' and commences with paved patio leading to lawn. Shrub borders. Exterior power.

OUTBUILDING Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Double glazed patio doors to REAR GARDEN. Bar with square edged working surface. Power and lighting, including pop up power supply to bar area. TV point.



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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