

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Richmond Avenue, South Benfleet, SS7 5HF



£475,000

Situated in a popular South Benfleet location within easy reach of local schools, shops and Benfleet station is this spacious four bedroom detached house. This well presented property benefits from having two reception rooms; shower room to ground floor and bathroom to first; three good sized bedrooms and is extended to provide a further huge bedroom above the garage; off street parking for two vehicles and has solar panels, owned by the current vendors, which generate an income of approx. £600 per annum. EPC rating - A. Our ref: 16127

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Richmond Avenue, South Benfleet, SS7 5HF

Accommodation comprises:

Entrance via double glazed doors to each side, to:

PORCH

(WITH SOLAR PANELS ON TOP) Double glazed window to front aspect. Fitted bench with storage beneath. Solid oak door to:

ENTRANCE HALL 9' x 7' 7" (2.74m x 2.31m)

Obscure double glazed window to front aspect. Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Underfloor heating. Oak veneer doors to:

GROUND FLOOR SHOWER ROOM 5' 9" x 5' 8" (1.75m x 1.73m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Under stairs storage cupboard. Underfloor heating.



LOUNGE 15' 10" x 11' 7" (4.83m x 3.53m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator.



KITCHEN 12' x 10' 7" (3.66m x 3.23m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Range of base and eye level units with square edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor fan above. Built in electric oven. Integrated dishwasher. Space for fridge/freezer. Space for washing machine and tumble dryer. Central island with storage beneath. Plinth lighting. Door to:

DINING ROOM 10' x 9' 10" (3.05m x 3m)

Double glazed window to rear aspect. Radiator. Laminate flooring. Door to LOUNGE.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Double glazed windows to front aspect. Loft access with drop ladder. Doors to:

BEDROOM ONE 14' 6" x 11' 7" (4.42m x 3.53m)

Skimmed ceiling. Double glazed windows to rear aspect. Radiator.



BEDROOM TWO 14' 5" x 8' 10" (4.39m x 2.69m)

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



BEDROOM THREE 21' 5" x 7' 4" (6.53m x 2.24m)

Skimmed ceiling. Loft access. Double glazed windows to front and rear aspect. Underfloor heating.



BEDROOM FOUR 11' 2" x 7' 5" (3.4m x 2.26m)

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



BATHROOM 7' 10" x 6' 10" (2.39m x 2.08m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin and panelled bath with mixer shower. Airing cupboard. Radiator. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles. The remainder is laid to lawn with stone shingle borders. Ramp to PORCH.

The **REAR GARDEN** measures approx. 40' in width and commences with paved patio leading to artificial lawn areas. Stone shingle borders. Brick built flower beds. Shed to remain. Gated side access.



GARAGE 16' 7" x 9' 5" (5.05m x 2.87m)

With electric roller shutter door. Power and lighting. Electric car charging point. Door to WORKSHOP, which also has power and lighting and underfloor heating.

Agent's Note:

As previously mentioned, this property has solar panels to the roof and to the porch roof. These provide renewable energy and generate an income in the region of £600 per annum. (16.5p per kWh).

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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