

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Fernlea Road, South Benfleet, SS7 1HG



**£575,000**

Situated in a desirable elevated South Benfleet location, with views towards Boyce Hill golf course and within easy reach of local schools, shops and Benfleet station is this four bedroom detached house. The property benefits from having accommodation arranged over three floors, including a spacious lounge/diner with balcony; 14' kitchen; bedroom one with ensuite; utility room; double integral garage with off street parking for three vehicles and a 40' x 41' South backing rear garden. EPC rating - D. Our ref:13504

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Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Further built in storage cupboard. Radiator. Solid wood floor. Doors to:

## GROUND FLOOR CLOAKROOM 4' 9" x 4' 5" (1.45m x 1.35m)

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Solid wood flooring.

## UTILITY ROOM 10' x 7' 10" (3.05m x 2.39m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Base and eye level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Built in storage cupboard housing combi boiler. Solid wood flooring.

## FIRST FLOOR LANDING

Skimmed ceiling. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

## LOUNGE/DINER 23' 9" x 16' (7.24m x 4.88m)

Double glazed bay window to front aspect. Double glazed windows to side and rear aspects. Double glazed French style doors leading to private BALCONY, with views across South Benfleet and towards Boyce Hill golf course. Three radiators.



## KITCHEN 14' x 8' 9" (4.27m x 2.67m)

Skimmed ceiling. Double glazed window to front aspect. Range of base and eye level units with quartz working surfaces. Double butler sink. Space for range cooker with extractor hood over. Space for fridge/freezer. Integrated wine cooler. Tiled floor.

## BEDROOM FOUR 10' x 7' 10" (3.05m x 2.39m)

Double glazed windows to rear aspect. Radiator.

## SECOND FLOOR LANDING

Skimmed ceiling. Loft access. Obscure double glazed window to side aspect. Airing cupboard. Doors to:

## BEDROOM ONE 12' plus wardrobes x 11' 10" (3.66m x 3.61m)

Double glazed window to rear aspect with panoramic views across South Benfleet and towards Boyce Hill golf course. Fitted wardrobes. Radiator. Door to:



## ENSUITE 5' 8" x 4' 10" (1.73m x 1.47m)

Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



## BEDROOM TWO 12' plus wardrobes x 11' (3.66m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.





### BEDROOM THREE 12' x 8' (3.66m x 2.44m)

Double glazed window to front aspect. Radiator.



### FAMILY BATHROOM 9' 4" reducing to 6' x 7' 10" (2.84m > 1.83m x 2.39m)

Obscure double glazed window to rear aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and shower cubicle. Chrome heated towel rail. Part tiled walls.

### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three vehicles and access to GARAGE. Brick built wall to front and side boundaries.

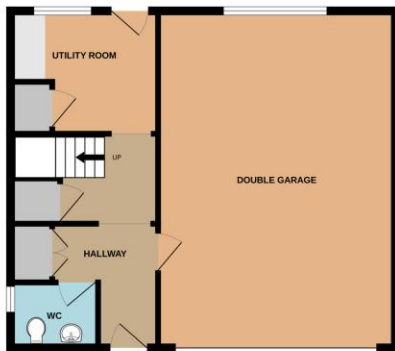
The **REAR GARDEN** is South backing and measures 41' x 40'. Commencing with extensive paved patio with steps down to lawn area. Exterior lighting. Exterior power. Outside tap. Gated side access to both flanks.

### INTEGRAL DOUBLE GARAGE 23' 3" x 16' 1" (7.09m x 4.9m)

With electric roller shutter door. Power and lighting. Double glazed window to rear aspect. Radiator.



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



FIRST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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