

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Moreland Close, Benfleet, SS7 4ER



£400,000

Situated in a quiet, sought after cul-de-sac location is this immaculate three bedroom semi detached house. This property is being sold with NO ONWARD CHAIN and benefits from having a 25ft lounge/diner, high spec shower room, a modern fitted kitchen and a West facing rear garden. EPC rating – C. Our ref: 16296

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Accommodation comprises:

Entrance via composite entrance door to:

PORCH 7' 3" x 3' 5" (2.21m x 1.04m)

Obscured uPVC window to front and side aspects, obscure glazed wooden door to:

RECEPTION HALL 9' 10" x 8' 10" (3m x 2.69m)

Coved and skimmed ceiling, stairs to 1st floor accommodation with under stair storage cupboard, radiator, tiled floor, door to:



LOUNGE/DINER 25' x 12' (7.62m x 3.66m)

Coved and skimmed ceiling, uPVC double glazed window to front with blinds to remain and uPVC double glazed patio doors to rear providing access to and overlooking the rear garden. Two radiators.



KITCHEN 14' 6" x 9' 4" (4.42m x 2.84m)

Skimmed ceiling with spotlight insets, dual aspect uPVC double glazed windows to side and rear aspects and obscure uPVC double glazed window to side providing access to rear garden. Range of wall and base level units with roll edged work surfaces and tiled splashbacks. Inset sink with brushed steel mixer tap, integrated 4 ring electric cooker with extractor hood over and integrated electric oven under. Space for dishwasher, washing machine and fridge/freezer, designer wall radiator, tiled floor.



LANDING 15' 6" x 2' 10" (4.72m x 0.86m)

Coved and skimmed ceiling with loft access hatch, uPVC double glazed window to the side aspect with blind to remain, doors to:

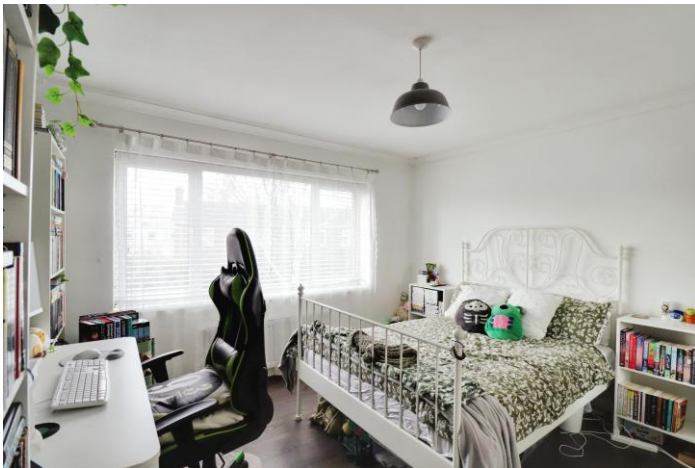
BEDROOM ONE 12' 2" x 12' 2.51" (3.71m x 3.71m)

Coved and skimmed ceiling, uPVC double glazed window to the front with blinds to remain, radiator.



BEDROOM TWO 11' 9" x 11' 9" (3.58m x 3.58m)

Coved and skimmed ceiling, uPVC double glazed window to the rear aspect, radiator, laminate wood effect flooring.



BEDROOM THREE 8' 10" x 8' 3" (2.69m x 2.51m)

Skimmed ceiling, uPVC double glazed window to the rear aspect with the blinds to remain, radiator. (This room is currently used as a dressing room).



SHOWER ROOM 8' 3" x 6' (2.51m x 1.83m)

Skimmed ceiling, obscured uPVC double glazed window to the side aspect, three piece white suite comprising walk in double shower cubicle with over head rainmaker shower head and detachable wall mounted jet body spray, wall mounted wash hand basin, close coupled WC, tiled walls, ladder style radiator, tiled flooring.



FRONT GARDEN

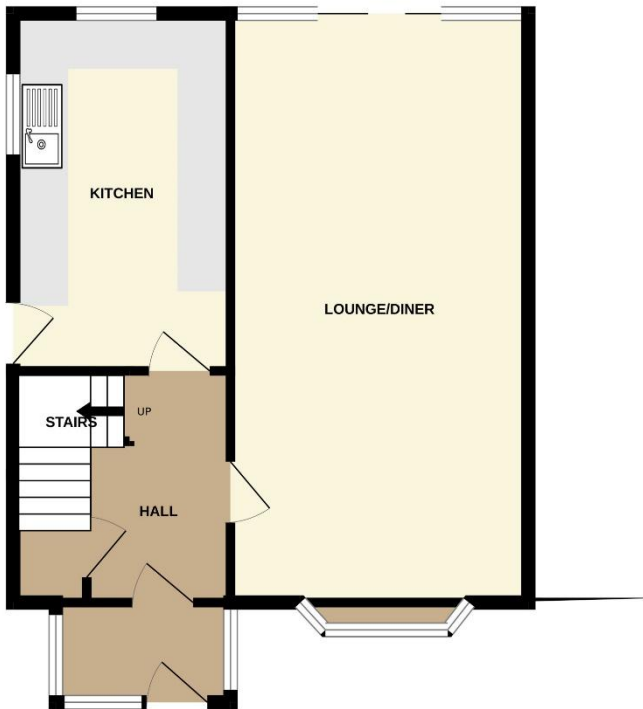
Driveway providing off street parking for two vehicles and access to rear garden via double opening wooden gates to side of property. To the front of the property there is a lawn area with an established flower bed and a retaining brick wall.

REAR GARDEN 35' 0" (10.67m)

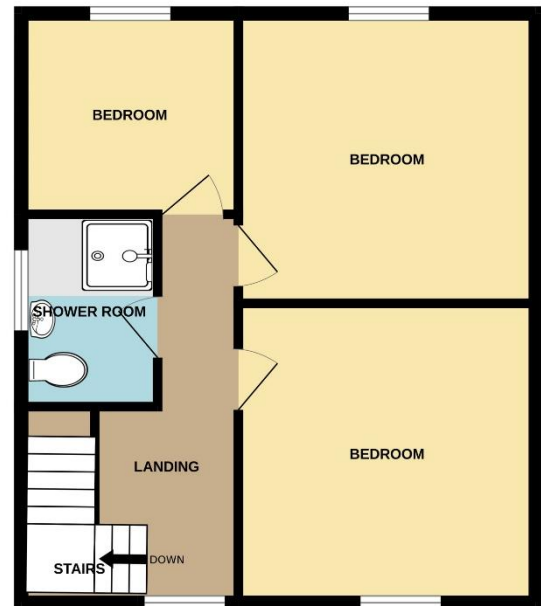
West facing rear garden starts with a paved patio that leads onto a lawned area with an established flower bed with a variety of flowers, trees and shrubs. To the left side there is a large concrete patio that is suitable for a shed base. Fenced to all boundaries, gates at side providing access to the driveway.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 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.