

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Underhill Road, South Benfleet, SS7 1EW



£995,000

We are privileged to offer for sale this impressive, characterful four bedroom, three bathroom detached house situated in an elevated position on one of the most prestigious roads in South Benfleet. The property benefits from having spacious living accommodation including kitchen/breakfast room; separate dining room; lounge with vaulted ceiling; ground floor bedroom and shower room; utility room; bedroom one with ensuite; study/play room; basement/garage and landscaped grounds to both front and rear with in/out driveway providing ample parking. Additionally, the property is conveniently located, within easy reach of local schools, High Road shopping facilities and just under a mile and a quarter from Benfleet station. EPC rating - TBC. Our ref: 16272

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Underhill Road, South Benfleet, SS7 1EW

Accommodation comprises:

Entrance via entrance door to:

PORCH

UPVC double glazed leadlight window to front aspect. Tiled floor. Part glazed door to:



RECEPTION HALL

Obscure window to porch. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Wood panelled walls. Radiator. Solid wood flooring. Doors to:



KITCHEN/BREAKFAST ROOM 20' 6" x 19' 4" reducing to 11' 2" (6.25m x 5.89m > 3.4m)

Beamed ceiling with inset spotlights. UPVC double glazed leadlight windows to side and rear aspects. Leadlight French style doors leading to REAR GARDEN. Fitted with a range of cream shaker style base, eye level, floor to ceiling and

drawer units with granite working surfaces and tiled splashbacks. Twin butler sink with chrome mixer tap. Inset 5 ring gas hob with extractor fan over. Built in double oven. Inset combi-microwave oven. Breakfast bar. Space for dishwasher. Space for American style fridge/freezer. Built in wine rack. Space for wine cooler. Stone tiled floor.



LOUNGE 24' 7" x 15' 2" (7.49m x 4.62m)

Feature vaulted ceiling with exposed beams. UPVC double glazed full height leadlight bay window to front aspect. Leadlight French style doors with side panels, overlooking and providing access to REAR GARDEN. Two cast iron radiators. Inset wall speakers. Solid wood flooring.



GROUND FLOOR BEDROOM THREE 19' 2" x 9' 6" reducing to 7' 8" (5.84m x 2.9m > 2.34m)
Beamed ceiling. UPVC double glazed leadlight windows to front and side aspects. Personal door to rear aspect. Cast iron radiator. Solid wood flooring.



DINING ROOM 20' 3" x 11' 9" (6.17m x 3.58m)
Beamed ceiling. UPVC double glazed full height leadlight bay window to front aspect. Feature brick built fireplace with open fire. Two cast iron radiators. Solid wood flooring.



GROUND FLOOR SHOWER ROOM 6' 2" x 5' 7" (1.88m x 1.7m)
Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and shower cubicle. Mosaic tiled walls and work surface. Tiled floor.





UTILITY ROOM

Work surface with space and plumbing for washing machine and space for tumble dryer. Wall mounted hand wash basin. Part tiled walls. Tiled floor.



FIRST FLOOR LANDING

UPVC double glazed leadlight window at landing level to front aspect. Cast iron radiator. Solid wood flooring. Doors to:



BEDROOM ONE 17' 4" x 9' 7" (5.28m x 2.92m)

Two uPVC double glazed leadlight windows to rear aspect. Bespoke fitted wardrobes. Two cast iron radiators. Solid wood flooring. Door to:



ENSUITE 9' 2" x 9' 1" (2.79m x 2.77m)

Four piece suite comprising close coupled w/c; twin pedestal hand wash basins with chrome taps; free standing Victorian style bath with chrome mixer tap and hand held shower, and fully tiled shower cubicle. Tiled floor.



BEDROOM TWO 14' 3" x 12' 6" (4.34m x 3.81m)

UPVC double glazed leadlight window to front aspect. Radiator. Solid wood flooring.



BEDROOM FOUR 9' 1" x 8' 7" (2.77m x 2.62m)

UPVC double glazed leadlight window to side aspect. Cast iron radiator. Solid wood flooring.



BATHROOM 11' 6" x 5' 7" (3.51m x 1.7m)

Four piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, free standing Victorian style bath with chrome mixer tap and hand held shower, and fully tiled shower cubicle. Cast iron radiator. Tiled floor.



STUDY/PLAY ROOM 19' 8" x 6' 1" (5.99m x 1.85m)

Accessed via stairwell. Beamed ceiling. UPVC double glazed window to front aspect.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive landscaped block paved in/out driveway providing ample off street parking and access to GARAGE. Brick wall to front boundary. Steps up to front door. Various mature shrubs and trees providing privacy.



The landscaped **REAR GARDEN** is un-overlooked and measures approx. 100' x 55'. Commencing with spacious patio area with pergola and sunken seating area. Steps up to further tiered garden area with stone shingle and sleeper flower beds. Part covered decking area with space for hot tub. Mature trees and shrubs. Gated side access to both flanks. External lighting. External power. Outside tap.





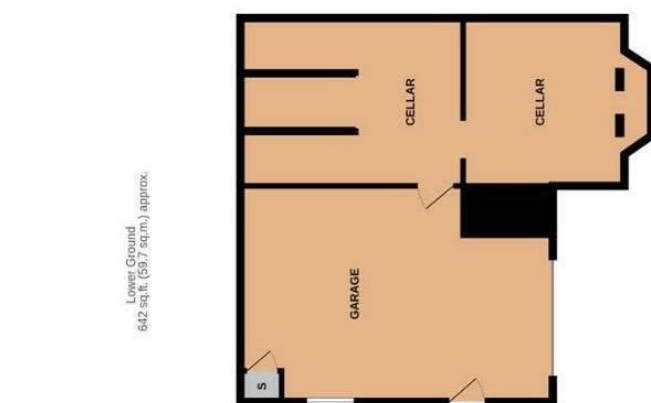
GARAGE 21' 10" x 14' 3" (6.65m x 4.34m)

Large garage with electric roller shutter doors. UPVC double glazed window to side aspect. Personal door to side aspect. Power and lighting. Door to:

BASEMENT 30' x 11' 9" max. (9.14m x 3.58m)

Small gated wine cellar. Partially restricted head room.





TOTAL FLOOR AREA : 2673 sq.ft. (248.4 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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