

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Southcliff, South Benfleet, SS7 5QY



**£375,000**

Situated in a quiet South Benfleet cul-de-sac location within easy walking distance of local schools, High Road shops and amenities and just under a mile and a half from Benfleet station, is this three bedroom semi-detached house. The property benefits from having a spacious lounge; kitchen/diner; three good sized bedrooms; West backing rear garden measuring approx. 48' and integral garage with off street parking for one vehicle to the front. EPC rating - D. Our ref: 16276

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

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Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.  
Radiator. Doors to:

## LOUNGE 16' 7" x 12' (5.05m x 3.66m)

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



## KITCHEN/DINER 15' 1" x 8' 8" (4.6m x 2.64m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor fan over and electric oven under. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Radiator. Tiled floor.



## FIRST FLOOR LANDING

Loft access. Built in storage cupboard. Doors to:

## BEDROOM ONE 15' 2" reducing to 12' 2" x 10' 6" (4.62m > 3.71m x 3.2m)

Double glazed window to front aspect. Radiator.



## BEDROOM TWO 12' x 10' (3.66m x 3.05m)

Double glazed window to rear aspect. Radiator.  
Door to:



## BEDROOM THREE 9' 1" x 6' 5" (2.77m x 1.96m)

Double glazed window to rear aspect.





### **SHOWER ROOM 9' 1" x 5' 9" (2.77m x 1.75m)**

Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with electric shower. Radiator. Tiled walls. Tiled floor.



### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for one vehicle. Shrub bed borders. Outside tap.

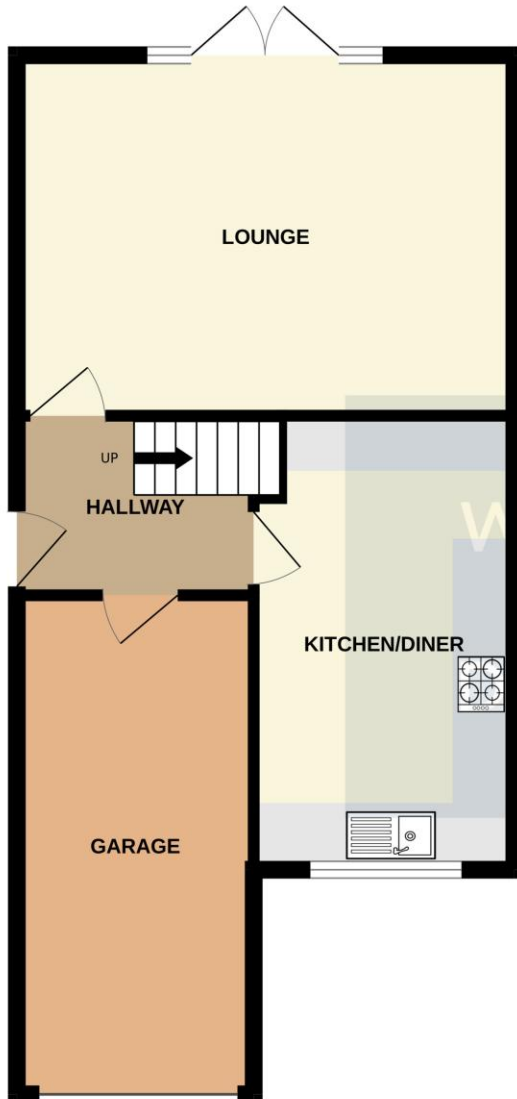
The **REAR GARDEN** is West backing and measures approx. 48'. Commencing with paved patio leading to lawn. Shrub borders. Shed to remain. Gated side access.

### **GARAGE 16' 7" x 7' 6" (5.05m x 2.29m)**

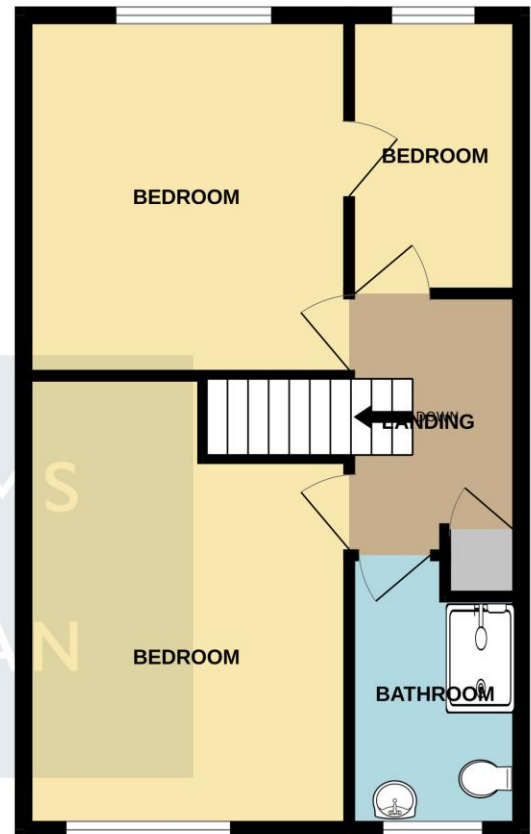
With up and over door. Power and lighting.



GROUND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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