

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Fane Road, Benfleet, SS7 4PD



**£775,000**

Situated in a peaceful, secluded location on a substantial plot measuring just under 2 acres, is this spacious two bedroom detached bungalow with equestrian facilities including stables and tack room. The property itself benefits from having a 23' 10" lounge; kitchen with separate utility room; dining room; two double bedrooms; four piece bathroom suite and separate cloakroom, whilst being surrounded by extensive grounds including a garage and workshop and offers ample off street parking for numerous vehicles or motorhome.

EPC rating - F. Our ref: 16295

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# Fane Road, Benfleet, SS7 4PD

Accommodation comprises:

Entrance via solid wood door to:

## **SPACIOUS ENTRANCE HALL 22' 10" x 6' (6.96m x 1.83m)**

Obscure windows to front aspect. Two electric radiators. Doors to BEDROOMS, DINING ROOM and BATHROOM. Double opening doors to:

## **LOUNGE 23' 10" x 12' 7" (7.26m x 3.84m)**

Double glazed bay window with fitted shutters, to front aspect. Two further windows to side aspect. Feature brick fireplace. Three electric radiators.



## **DINING ROOM 14' x 11' 3" (4.27m x 3.43m)**

Skimmed ceiling. Double glazed window to side aspect. Electric radiator. Door to UTILITY ROOM. Opening to:



## **KITCHEN 12' x 11' 10" (3.66m x 3.61m)**

Double glazed window to rear aspect. Door to REAR GARDEN. Fitted with a range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer.

Inset 4 ring gas hob with extractor hood above and double electric oven under. Integrated dishwasher. Space for fridge/freezer. Central island. Breakfast bar. Electric radiator. Laminate flooring.



## **UTILITY ROOM 10' 10" x 7' 4" (3.3m x 2.24m)**

Skimmed ceiling. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Door to:

## **CLOAKROOM**

Two piece suite comprising close coupled w/c and hand wash basin. Extractor fan.

## **BEDROOM ONE 16' 5" x 12' 7" (5m x 3.84m)**

Double glazed bay window with fitted shutters, to front aspect. Range of fitted wardrobes. Electric radiator. Solid wood flooring.





### BEDROOM TWO 14' 3" x 12' 7" (4.34m x 3.84m)

Double glazed windows to side and rear aspect. Fitted wardrobe. Electric radiator.



### BATHROOM 12' 5" x 7' 5" (3.78m x 2.26m)

Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and shower cubicle with electric shower. Chrome heated towel rail. Tiled walls. Airing cupboard housing hot water cylinder. Laminate flooring.



**OUTSIDE OF PROPERTY:** This property is surrounded on all sides by the grounds. Vehicular access by private driveway from Fane Road with gated entrance via from Woodside Park.

This secluded plot measures approx. 1.9 acres (83,000 sq. ft) and comprises extensive lawn areas with various mature trees and shrubs along the boundaries and across the grounds. Outside tap.

Patio and seating area adjacent to the property. Twin stables and tack room.



**GARAGE AND WORKSHOP 23' 7" x 16' (7.19m x 4.88m)** With roller shutter door. Power and lighting.

**Agent's Note:**  
This property has no gas connection and is not on mains waste.  
Tanks for waste are on site behind the stables.

GROUND FLOOR  
1979 sq.ft. (183.9 sq.m.) approx.



TOTAL FLOOR AREA: 1979 sq.ft. (183.9 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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