

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 1DS



£600,000

This four/five bedroom semi-detached house is situated in a sought after South Benfleet location within easy reach of local schools, High Road shops and just over a mile and a quarter from Benfleet station. This property occupies a 45' wide plot and benefits from having two reception rooms; utility room; ensuite to bedroom one; 90' rear garden with office/games room; glorious views towards the Estuary and must be viewed to fully appreciate the accommodation on offer. EPC rating - C. Our ref: 15703

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Kimberley Road, South Benfleet, SS7 1DS

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

PORCH

Coved and skimmed ceiling. Glazed door to:

HALLWAY

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Two radiators. Amtico flooring. Doors to:

LOUNGE 18' x 13' 1" (5.49m x 3.99m)

Coved and skimmed ceiling. UPVC double glazed windows to front and rear aspects. Radiator. Laminate wood effect flooring.

KITCHEN 13' 2" x 11' 4" (4.01m x 3.45m)

Coved and skimmed ceiling with spotlight insets. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset twin stainless steel sink with chrome jet spray mixer tap. Space for Rangemaster cooker with extractor hood over. Space for dishwasher. Space for American style fridge/freezer. Chrome heated ladder style towel rail. Laminate wood effect flooring. Opening to:

DINING ROOM 12' 2" x 8' 10" (3.71m x 2.69m)

Vaulted ceiling with two uPVC double glazed windows to side aspect. French style doors providing access to REAR GARDEN. Further uPVC double glazed window to rear aspect. Chrome designer wall radiator. Laminate wood effect flooring.



UTILITY ROOM 13' 8" x 7' 8" (4.17m x 2.34m)

UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Wall and base level units with quartz working surfaces and matching upstands. Stainless steel sink with chrome jet spray mixer tap. Space for washing machine.

Space for tumble dryer. Radiator. Laminate wood effect flooring.

SHOWER ROOM 10' x 5' 8" (3.05m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Four piece white suite comprising close coupled w/c, vanity mounted hand wash basin, corner bath with chrome shower mixer tap and shower cubicle. Part tiled walls. Designer wall radiator. Tiled floor.



GROUND FLOOR BEDROOM FIVE 11' 8" x 10' 10" (3.56m x 3.3m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



FIRST FLOOR LANDING

Coved and skimmed ceiling. UPVC double glazed window to front aspect with glorious views towards the Estuary. Amtico flooring. Doors to:

BEDROOM ONE 11' 8" x 8' 8" (3.56m x 2.64m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Built in mirrored wardrobes. Radiator. Door to:



ENSUITE 11' 5" x 4' 6" (3.48m x 1.37m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, wall mounted hand wash basin with chrome mixer tap and double shower cubicle. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.

BEDROOM TWO 12' 6" x 10' 10" (3.81m x 3.3m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 14' 1" x 9' 1" (4.29m x 2.77m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

BEDROOM FOUR 10' 1" x 7' 9" (3.07m x 2.36m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.

OUTSIDE OF PROPERTY:

As previously mentioned, the property sits on a 45' wide plot and to the **FRONT** is a large, independent block paved driveway providing off street parking for numerous vehicles. Raised sleeper lawn area and pathway to front door. Wrought iron gated side access.

The **REAR GARDEN** measures approx. 90' and commences with Indian sandstone paved patio leading to lawn. Slate chip pathway to further patio with pergola over. Steps down to side pathway. The remainder is mostly laid to lawn. Established flower beds, shrubs and trees. Summerhouse and shed at rear to remain. Stainless steel balustrades and sleeper retaining walls to OFFICE.



OFFICE/GAMES ROOM 22' 5" x 13' 6" (6.83m x 4.11m)

Skimmed ceiling with spotlight insets. UPVC double glazed skylight. Double glazed bi-folding door to side aspect. Quartz working surfaces to bar area, with inset stainless steel sink with chrome mixer tap and LED feature lighting. Electric wall heater/air conditioning unit. Laminate wood effect flooring.



SHOWER ROOM 9' 6" x 4' 4" (2.9m x 1.32m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin and shower cubicle. Part tiled walls. Tiled floor.

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.
Made with Metropix ©2025

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.