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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Underhill Road, South Benfleet, SS7 1ER



**GUIDE PRICE £600,000 - £625,000**

Being sold with NO ONWARD CHAIN and offering a fantastic opportunity to own a property in one of the most prestigious roads in South Benfleet, is this spacious three double bedroom detached house. With views towards Boyce Hill golf course, the property benefits from having a 24' 10" lounge with balcony; separate dining room; kitchen with utility; double length garage; garden measuring 70' x 42' and off street parking for three vehicles with potential for further. EPC rating - TBC. Our ref: 16028

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# Underhill Road, South Benfleet, SS7 1ER

Accommodation comprises:

Entrance via uPVC double glazed door to:

**ENTRANCE HALL** Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Steps down to door to GARAGE. Alarm system. Radiator. Parquet flooring. Doors to:



## GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. Two piece suite comprising low level w/c and hand wash basin. Radiator. Tiled walls.

## DINING ROOM 12' x 11' 7" (3.66m x 3.53m)

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



## KITCHEN 12' 9" x 10' 6" (3.89m x 3.2m)

Double glazed windows to side and rear aspects. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel double sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Space for slimline dishwasher. Tiled walls. Radiator.

## UTILITY ROOM 8' 1" x 7' 10" (2.46m x 2.39m)

Obscure double glazed window to rear aspect. Range of base and eye level units with square edged working surfaces. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Radiator.

## LANDING

Loft access. Doors to:

## LOUNGE 24' 10" x 12' (7.57m x 3.66m)

Part vaulted ceiling. Double glazed windows to side and rear aspects. Feature fireplace. Two radiators. Double glazed patio doors to:



## BALCONY

With wrought iron balustrade and views towards Boyce Hill golf course.



## BEDROOM ONE 13' 6" x 11' 9" (4.11m x 3.58m)

Double glazed window to front aspect with views towards the golf course. Built in wardrobes. Radiator.





### **BEDROOM TWO 11' 10" x 9' 4" (3.61m x 2.84m)**

Double glazed window to rear aspect. Built in wardrobes. Fitted units. Radiator.



### **BEDROOM THREE 10' 3" x 10' 2" (3.12m x 3.1m)**

Double glazed window to front aspect. Built in wardrobes. Fitted units. Radiator.

### **BATHROOM 8' 1" x 7' 10" (2.46m x 2.39m)**

Obscure double glazed window to rear aspect. Four piece suite comprising low level w/c, pedestal mounted hand wash basin, panelled bath with shower attachment and shower cubicle with mixer shower. Radiator. Tiled walls.

### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking for three vehicles. The remainder is laid to lawn with rockery. Steps up to patio area to the front of the property and the front door. Exterior light.

The **REAR GARDEN** measures approx. 70' x 42' and commences with paved patio. Raised brick built flower beds. The remainder is laid to lawn with shrub borders. Greenhouse and sheds to remain. Gated

side access to both flanks. Exterior power and lighting.



### **INTEGRAL DOUBLE LENGTH GARAGE 33' x 12' (10.06m x 3.66m)**

With electric up and over door. Power and lighting. Obscure double glazed window to side aspect. Wall mounted combi boiler. Door to HALLWAY.

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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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