

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Avenue, South Benfleet, SS7 5QQ



GUIDE PRICE £425,000 - £450,000

Situated in a popular South Benfleet location within easy walking distance of local primary and secondary schools, and easy reach of local shops and Benfleet mainline station, is this lovely three bedroom semi-detached bungalow. This well presented, spacious property benefits from having two reception rooms, three double bedrooms, 70' rear garden and off street parking for three/four vehicles. EPC rating - TBC. Our ref: 16328

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Clifton Avenue, South Benfleet, SS7 5QQ

Accommodation comprises:

Entrance via double glazed door to:

ENTRANCE HALL

Skimmed ceiling. Laminate flooring. Door to:

KITCHEN 14' x 10' 2" (4.27m x 3.1m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. 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 induction hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Radiator. Laminate flooring. Opening to:



DINING ROOM 14' x 10' 2" (4.27m x 3.1m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed door to REAR GARDEN. Radiator. Laminate flooring. Door to:



INNER HALLWAY

Skimmed ceiling. Loft access with drop ladder. Doors to:

LOUNGE 15' 7" into bay x 14' 1" (4.75m x 4.29m)

Skimmed ceiling. Double glazed bay window to front aspect. Wall lighting. Radiator.

BEDROOM ONE 14' x 8' 10" (4.27m x 2.69m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.



BEDROOM TWO 12' x 8' 10" (3.66m x 2.69m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 11' 9" x 8' 10" (3.58m x 2.69m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



SHOWER ROOM 8' 5" x 5' (2.57m x 1.52m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double length shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three/four vehicles. Steps up to front door. Hedging to front boundary.

The **REAR GARDEN** measures approx. 70' x 40' and commences with decking area leading to lawn. Flower and shrub bed borders. Outside tap. Exterior lighting. Gated side access.



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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