

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Chesterfield Avenue, Benfleet, SS7 4AJ



GUIDE PRICE £550,000 - £565,000

Situated in a pleasant Benfleet residential turning, within easy reach of local schools, shops and park is this immaculately presented four bedroom detached house. This stunning property benefits from having two reception rooms; kitchen with separate utility; ground floor cloakroom; ensuite wet room to bedroom one; unoverlooked 40' South backing rear garden; garage and off street parking to the front.

EPC rating - D. Our ref: 16171

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Accommodation comprises:

Entrance via obscure composite leadlight door to:

RECEPTION HALL 14' 4" x 6' 3" (4.37m x 1.91m)

Coved and skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Designer wall radiator. Engineered oak flooring. Doors to:

LOUNGE 14' 7" x 10' 7" (4.44m x 3.23m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Two designer wall radiators. Double opening doors to DINING ROOM. Engineered oak flooring.

DINING ROOM 10' 3" x 8' 7" (3.12m x 2.62m)

Coved ceiling. UPVC double glazed window to rear aspect. Designer wall radiator. Double opening doors to KITCHEN. Tiled floor.



KITCHEN 14' 5" x 8' (4.39m x 2.44m)

Coved ceiling with spotlight insets. UPVC double glazed window to front aspect. Obscure uPVC double glazed door to side aspect. Range of base and eye level units with round edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset electric hob with extractor hood over. Built in double gas oven. Two integrated fridges. Tiled floor. Door:

UTILITY ROOM 8' 10" x 6' 1" (2.69m x 1.85m)

Coved ceiling with spotlight insets. Obscure double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and matching upstands. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Engineered oak flooring.

GROUND FLOOR CLOAKROOM 6' 9" x 2' 6" (2.06m x 0.76m)

Obscure uPVC double glazed leadlight window to front aspect. Two piece white suite comprising enclosed w/c and wall mounted hand wash basin. Chrome heated ladder style towel rail. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling with spotlight insets. Loft access hatch. Built in cupboard. Doors to:

BEDROOM ONE 11' 9" x 9' 3" (3.58m x 2.82m)

UPVC double glazed leadlight window to front aspect. Built in wardrobe. Designer radiator. Laminate wood effect flooring. Door to:



ENSUITE WET ROOM 5' 10" x 5' 1" (1.78m x 1.55m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to front aspect. Enclosed w/c. Wall mounted hand wash basin with chrome mixer tap. Wet room with overhead rainmaker shower head and detachable jet body spray. Tiled walls. Tiled shelving recess.

BEDROOM TWO 13' 1" x 8' 9" (3.99m x 2.67m)

UPVC double glazed leadlight window to front aspect. Built in wardrobes. Radiator. Laminate wood effect flooring.



BEDROOM THREE 12' 1" x 8' 1" (3.68m x 2.46m)

UPVC double glazed window to rear aspect. Built in mirror fronted wardrobes. Radiator.



BEDROOM FOUR 11' 4" x 8' 1" reducing to 6' 8" (3.45m x 2.46m > 2.03m)

UPVC double glazed window to rear aspect. Built in cupboard. Radiator. Laminate wood effect flooring.

WET ROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Obscure uPVC double glazed window to side aspect. Enclosed w/c. Wall mounted hand wash basin with chrome mixer tap. Wet room floor with overhead rainmaker shower head. Chrome heated style towel rail. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a concrete imprinted driveway providing off street parking and access to GARAGE. The remainder is laid to lawn with shrub flower bed and miniature tree. Further lawn strip to side. Gated side access.

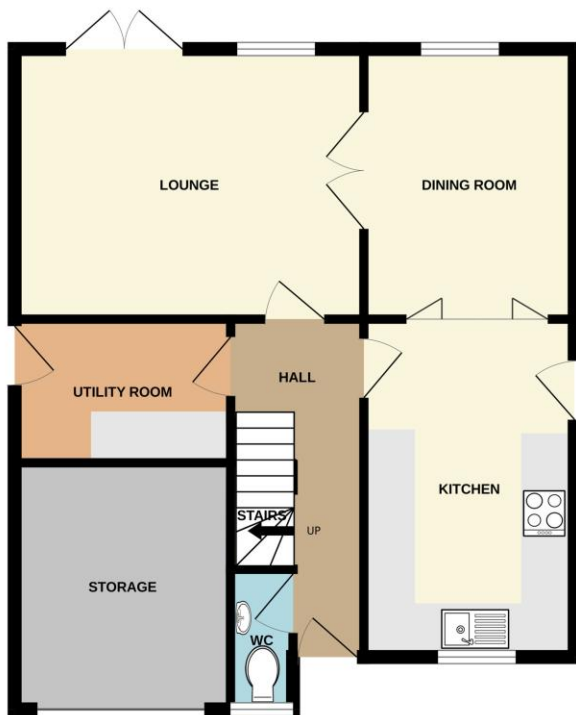
The **REAR GARDEN** is South backing, un-overlooked and measures approx. 40'. Commencing with paved patio with feature LED lighting and pathway to further patio area at rear, with feature stone wall and LED lighting. Mostly laid to lawn with established flower bed. Shed at side to remain. Fencing to all boundaries.

GARAGE 10' 3" x 8' 8" (3.12m x 2.64m)

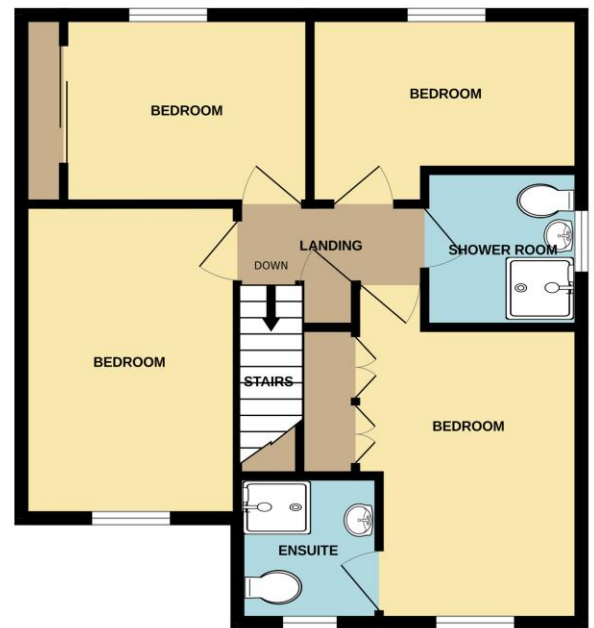
Part converted. With electric roller shutter door. Power and lighting.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 sq.m.) approx.
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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.