

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downesway, South Benfleet, SS7 1EE



£425,000

Situated in a quiet cul-de-sac South Benfleet location, within short walking distance of High Road schools, shops and a mile from Benfleet station is this lovely two bedroom semi-detached bungalow. This extended property has been extensively refurbished by the current owners and benefits from having a modern fitted kitchen; 17' 3" family room; two good sized bedrooms; modern bathroom; a mature, low maintenance, landscaped rear garden and off street parking for two vehicles. EPC rating - D. Our ref: 14953

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling. Loft access hatch. Built in storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 13' 10" x 11' 3" (4.22m x 3.43m)

Skimmed ceiling with spotlight insets. Feature fireplace with TV connections above. Laminate wood effect flooring. Opening to:



FAMILY ROOM/DINING ROOM 17' 3" x 9' 7" (5.26m x 2.92m)

Skimmed ceiling with spotlight insets. UPVC double glazed skylight. Two radiators. Laminate wood effect flooring. Wall and base level units with square edged working surface. Fridge freezer. Integrated washing machine. Opening to:



KITCHEN 8' 10" x 8' 3" (2.69m x 2.51m)

Skimmed ceiling with spotlight insets. Range of base and eye level units with square edged working surfaces and glass splashbacks. Inset one and a half bowl ceramic sink with chrome mixer tap. Inset 4 ring induction hob with extractor hood over. Built in twin Bosch electric oven. Integrated dishwasher. Laminate wood effect flooring.



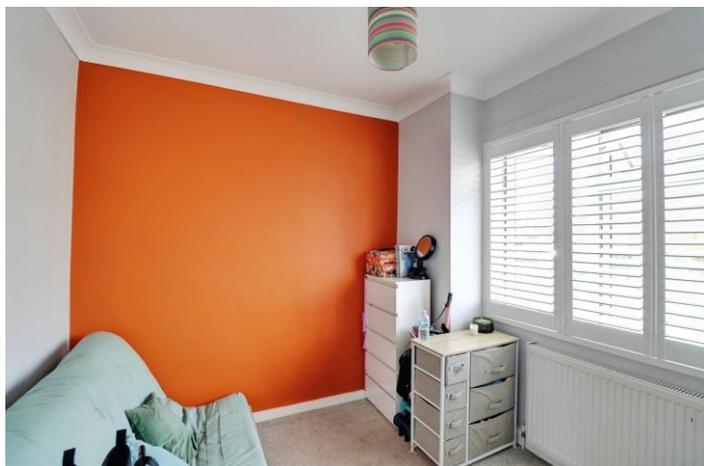
BEDROOM ONE 11' 2" x 10' 9" (3.4m x 3.28m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 9' 2" x 8' 1" (2.79m x 2.46m)

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Radiator.



BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white suite comprising enclosed dual flush w/c, wall mounted vanity hand wash basin with chrome mixer tap and panelled P-shaped bath with chrome mixer tap and shower over with rainmaker showerhead and detachable jet body spray. Part panelled walls. Designer wall radiator. Laminate tile effect flooring.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Pathway to side. Gated access to rear.

The **REAR GARDEN** measures approx. 41' and commences with porcelain paved patio leading to astro turf area. Sleeper flower bed with established flowers and shrubs. Further porcelain paved patio at rear. Fencing to all boundaries.



GROUND FLOOR



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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