

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodside Avenue, Benfleet, SS7 4NX



£425,000

This three bedroom detached house offers deceptively spacious ground floor accommodation and benefits from being within the dual catchment for both The King John and The Appleton Schools and close to local park. The property is further offered with NO ONWARD CHAIN. EPC rating - D. Our ref: 11636

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Accommodation comprises:

Entrance via entrance door to:

ENTRANCE HALL

Coved and skimmed ceiling. Obscure double glazed window to front aspect. Radiator. Telephone point. Stairs to FIRST FLOOR with spindle balustrade. Under stairs storage space. Laminated wood effect flooring. Doors to:

UTILITY ROOM 12' x 7' 10" (3.66m x 2.39m)

Coved and skimmed ceiling. UPVC double glazed door to REAR GARDEN. UPVC double glazed windows to side and rear. Base level units. Roll edged working surfaces. Space and plumbing for washing machine. Laminate wood effect flooring.



LOUNGE/DINER 26' 4" x 11' 8" (8.03m x 3.56m)

UPVC double glazed window to front. UPVC double glazed double opening doors leading to and overlooking REAR GARDEN. TV point. Radiator. Feature skimmed ceiling. Inset spotlighting. Open plan to:



KITCHEN/BREAKFAST ROOM 26' 4" x 7' 9" (8.03m x 2.36m)

Skimmed ceiling. UPVC double glazed double opening doors leading to and overlooking REAR GARDEN. UPVC double glazed window to front. Extensive range of base and eye level units. Complementary roll edged working surfaces. Inset single drainer one and a quarter bowl sink unit with mixer taps. Deep pan drawers. Integrated dishwasher. Integrated fridge/freezer. Built in double oven. Inset hob with extractor chimney above. Pull out storage unit. Radiator. Chrome heated towel rail. Laminate wood effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window to side. Coved and skimmed ceiling. Access to loft space. Doors to:

BEDROOM ONE 14' 5" x 10' 5" (4.39m x 3.18m)

UPVC double glazed window to front. Coved and skimmed ceiling. Radiator. Range of wardrobes with mirror panels and corresponding bedside units and drawers.



BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m)

UPVC double glazed window to rear. Coved and skimmed ceiling. Radiator. Built in storage cupboard.



BEDROOM THREE 10' 5" x 7' 6" (3.18m x 2.29m)

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



BATHROOM 8' 7" x 7' 4" (2.62m x 2.24m)

Obscure uPVC double glazed windows to side and rear. Skimmed ceiling. Inset spotlighting. Ceramic tiled floor. Chrome heated towel rail. Tiled with complementary wall tiles. Three piece suite comprising low flush w/c, inset vanity wash hand basin with drawers beneath and free standing roll edged Victorian style bath with mixer taps and shower above. Built in cupboard housing combi-boiler.

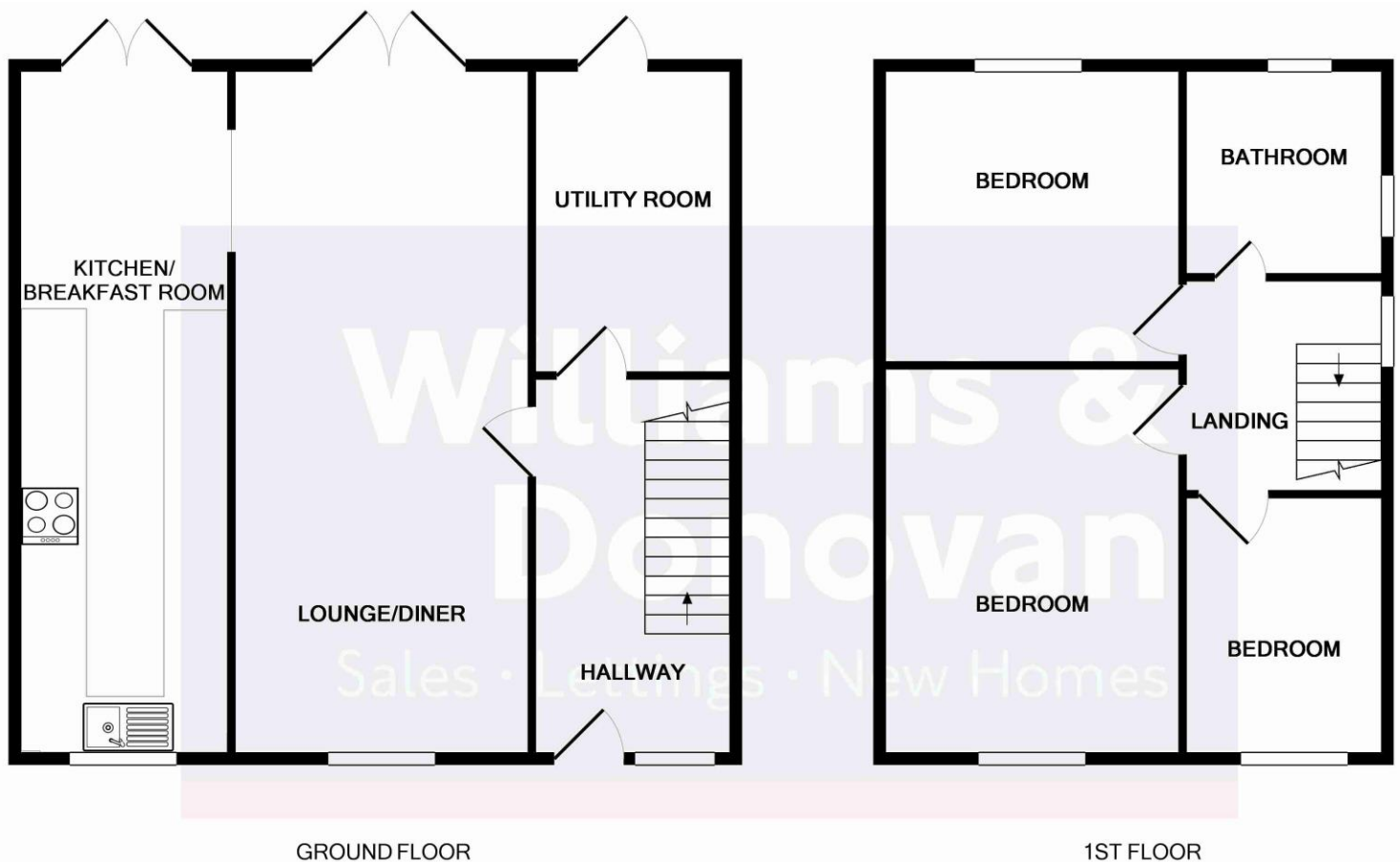


EXTERIOR:

To the FRONT of the property off street parking is provided for two/three vehicle via a paved driveway.

The REAR GARDEN is South facing and measures approx. 60' in depth, commencing with block paved patio area. Remainder being laid to lawn with fencing to boundaries. Mature shrubs. Large summerhouse to remain. Garden shed to remain. Side access gate to front.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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