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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Rushbottom Lane, Benfleet, SS7 4LU



**GUIDE PRICE £450,000 - £475,000**

We are pleased to offer for sale this extended and extensively refurbished four bedroom semi-detached house situated within the sought after dual catchment area for both The King John School and The Appleton School, while being within easy reach of local schools, shops and parks. The property benefits from having a spacious, modern kitchen/family room with underfloor heating, measuring 32' 8"; study; utility room; ground floor cloakroom; four good sized bedrooms; modern four piece bathroom suite; South East backing rear garden and off street parking for three vehicles. EPC rating - E. Our ref: 14269

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Rushbottom Lane, Benfleet, SS7 4LU

Accommodation comprises:

Entrance via obscure composite door to:

## HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Laminate wood effect flooring with underfloor heating. Doors to:

## KITCHEN/FAMILY ROOM 32' 8" reducing to 22' 1" x 22' 1" (9.96m x 6.73m x 6.73m)

Skimmed ceiling with spotlight insets. UPVC double glazed bi-folding door to REAR GARDEN. UPVC double glazed window to front aspect. UPVC double glazed door to rear aspect. Range of floor to ceiling, base and eye level units with square edged working surfaces and tiled splashbacks. Inset white ceramic butler sink with free standing chrome hot tap. Inset 5 ring induction hob with ceiling recessed extractor hood over. Built in twin eyeline electric ovens. Space for American style fridge/freezer. Space for washing machine. Space for further appliance. Integrated dishwasher. Feature brick wall with TV points. Laminate wood effect flooring with underfloor heating.



## STUDY 11' x 7' 5" (3.35m x 2.26m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



## UTILITY ROOM 7' 7" x 5' 1" (2.31m x 1.55m)

Base level unit with space for tumble dryer. Wall mounted combination gas boiler. Underfloor heating controls. Underfloor heating.

## GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin. Part tiled walls.

## FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access hatch. Window to half stair. Doors to:

## BEDROOM ONE 14' x 12' 6" (4.27m x 3.81m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobes. Radiator.





**BEDROOM TWO 10' 8" x 7' 2" (3.25m x 2.18m)**

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



**BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.9m)**

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



**BEDROOM FOUR 10' 8" x 7' 5" (3.25m x 2.26m)**

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



**FAMILY BATHROOM 8' 6" x 7' 4" (2.59m x 2.24m)**

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled w/c; vanity hand wash basin with chrome mixer tap; double ended bath with wall mounted mixer tap and walk in double shower cubicle with rainmaker shower head and wall mounted detachable jet body spray. Tiled walls. Wall mounted LED mirror. Tiled floor.

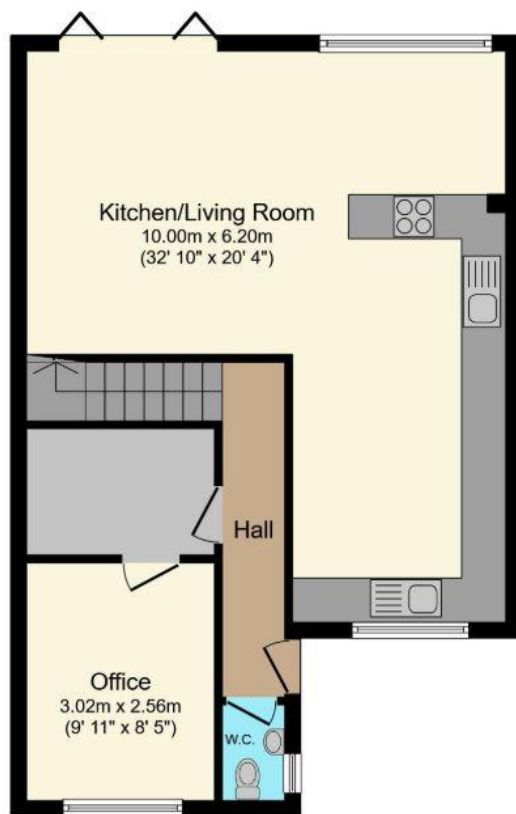


**OUTSIDE OF PROPERTY:**

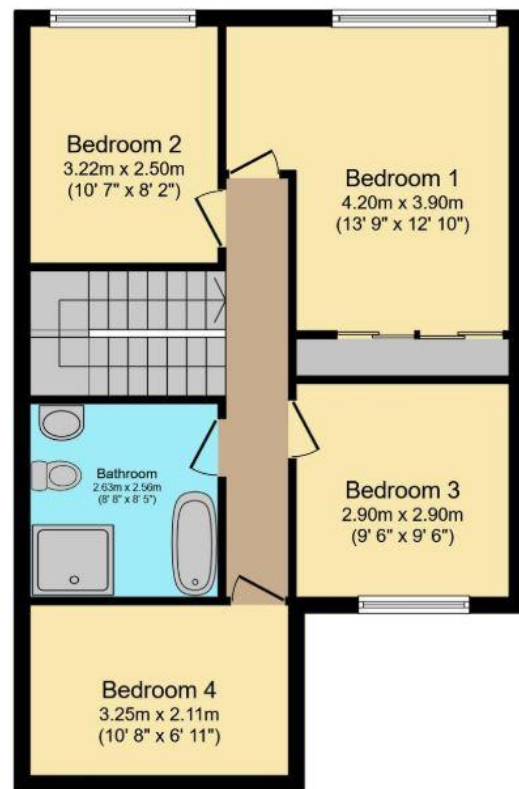
To the **FRONT** of the property is a block paved driveway providing off street parking for three vehicles. Gated side access.

The **REAR GARDEN** measures approx. 35' and is South East backing. Commencing with paved patio leading to lawn. Pathway to rear with slate chip play area at rear. Shed to remain. Fencing to all boundaries.





**Ground Floor**



**First Floor**

Total floor area 118.0 m<sup>2</sup> (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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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.