

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

New Park Road, Benfleet, SS7 5UR



Offers in Excess of £575,000

Situated in a quiet Benfleet location within easy reach of local schools, Tarpots shopping facilities and major routes via the A13, is this lovely four double bedroom detached house. This beautifully presented property benefits from having a 21' lounge; dining room; kitchen with separate utility; office/study; bedroom one with ensuite; integral garage with off street parking to the front and a 75' rear garden. EPC rating - C. Our ref: 16343

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New Park Road, Benfleet, SS7 5UR

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Laminate flooring. Door to GARAGE. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Laminate flooring.

OFFICE/STUDY 8' 5" x 6' 9" (2.57m x 2.06m) Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



LOUNGE 21' x 11' 1" (6.4m x 3.38m)

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Wall lighting. Feature fireplace with gas fire insert. Two radiators. Opening to:

DINING ROOM 12' x 9' 10" (3.66m x 3m)

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



KITCHEN 12' 6" x 9' 10" (3.81m x 3m)

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 stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated dishwasher. Breakfast bar. Laminate flooring. Door to:

UTILITY ROOM 8' 5" x 5' 4" (2.57m x 1.63m) Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Double glazed door to side. Range of base and eye level units with roll edged working surfaces. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Concealed wall mounted boiler. Laminate flooring.

FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Obscure double glazed window to side aspect. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 18' 1" max. x 11' 1" (5.51m x 3.38m)

Skimmed ceiling. Double glazed window to rear aspect. Built in wardrobes with mirrored sliding doors. Radiator. Door to:



ENSUITE 8' x 5' 4" (2.44m x 1.63m)

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



FAMILY BATHROOM 8' 6" x 6' 9" max. (2.59m x 2.06m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Tiled walls. Laminate flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for one/two vehicles, with potential for further via the adjacent stone shingle area. Mature shrub and hedge borders.

BEDROOM TWO 18' 1" max. x 10' (5.51m x 3.05m)

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



BEDROOM THREE 12' 7" max. x 10' 4" (3.84m x 3.15m)

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



BEDROOM FOUR 10' 7" x 10' 5" (3.23m x 3.18m)

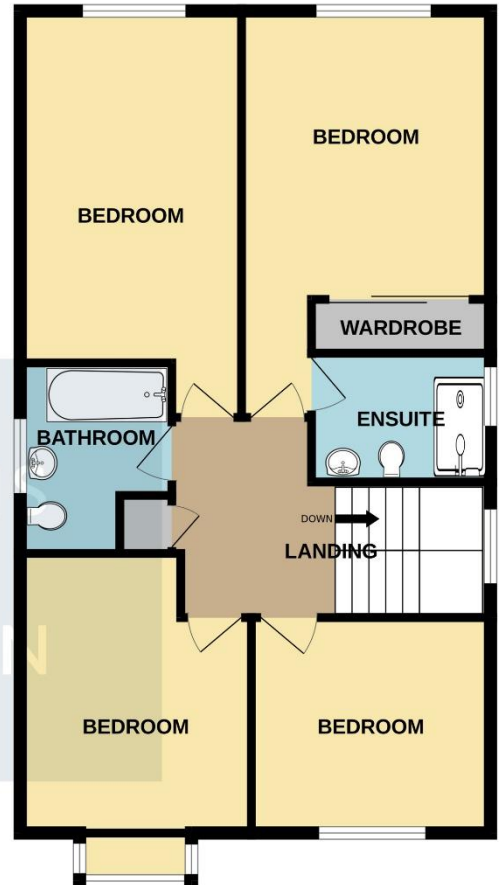
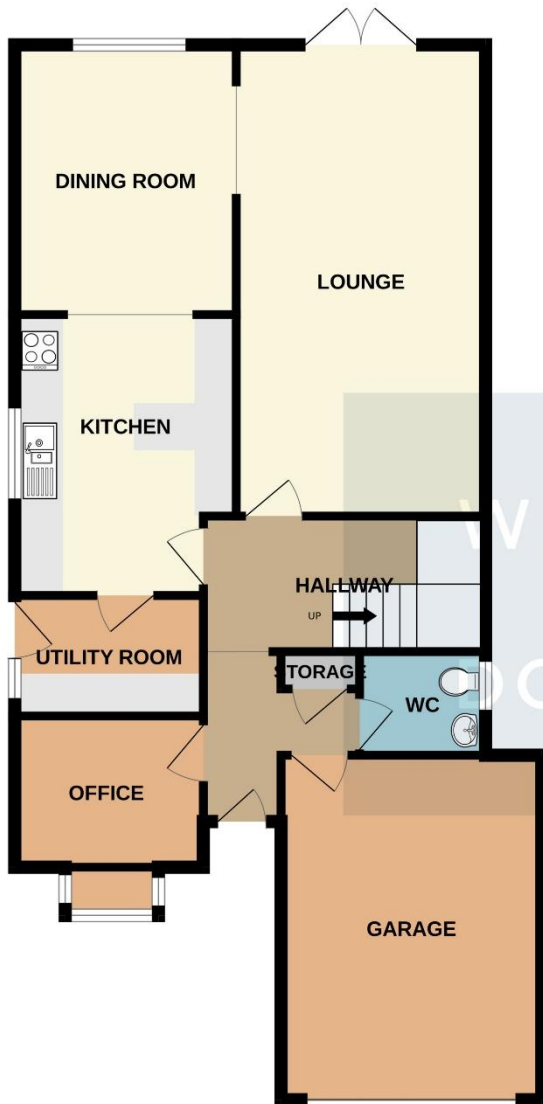
Skimmed ceiling. Double glazed window to front aspect. Radiator.



INTEGRAL GARAGE One and a half width. With electric up and over door. Power and lighting. Door into HALLWAY.

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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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