

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manor Road, Benfleet, SS7 4BG



£450,000

Offered for sale with NO ONWARD CHAIN, this four bedroom link detached house is situated within catchment for The Robert Drake School and easy reach of other local schools, and within easy reach of the shopping facilities at Tarpots and major routes via the A13. This property benefits from having a spacious lounge/diner; 16' kitchen; ground floor cloakroom; four good sized bedrooms; garage with off street parking for two vehicles and a mature rear garden measuring approx. 100'. EPC rating - D. Our ref: 16226

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Wall lighting. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising low level w/c and hand wash basin. Part tiled walls.

KITCHEN 16' x 7' (4.88m x 2.13m)

Spotlight insets. Double glazed window to front aspect. Double glazed door to side aspect providing access to REAR GARDEN. Well fitted with a range of base and eye level units with roll top working surfaces and tiled splashbacks. Inset one and a half stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double electric oven. Space for dishwasher. Space for under counter fridge. Breakfast bar. Tiled floor. Opening to:

LOUNGE/DINER 18' 10" x 14' 3" (5.74m x 4.34m)

Double glazed window to rear aspect. Double glazed patio doors overlooking and providing access to REAR GARDEN. Feature fireplace with gas fire insert. Wall lighting. Radiator.



FIRST FLOOR LANDING

Loft access. Airing cupboard housing combi boiler. Doors to:

BEDROOM ONE 12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to rear aspect. Radiator.



BEDROOM TWO 12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 11' x 7' (3.35m x 2.13m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.

BEDROOM FOUR 10' 5" reducing to 7' 3" x 8' 5" (3.18m > 2.21m x 2.57m)

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM 6' 4" x 5' 7" (1.93m x 1.7m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower over. Radiator. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two/three vehicles and access to **GARAGE**. Mature shrub borders. Brick retaining wall to front boundary.

The **REAR GARDEN** measures approx. 100' and commences with paved patio. Raised brick built flower beds. The remainder is laid to lawn. Mature shrub borders. Raised fish pond. Concrete base suitable for shed or outbuilding. Outside tap.



GARAGE 16' 8" x 9' 5" (5.08m x 2.87m)

Large garage with up and over door. Power and lighting. Space and plumbing for washing machine. Door to **HALLWAY**.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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