

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## High Road, South Benfleet, SS7 5HP



**£400,000**

Situated in a private cul-de-sac location just off the High Road, within easy walking distance of all local amenities and a mile from Benfleet station, is this three bedroom detached bungalow. Offered for sale with NO ONWARD CHAIN, the property benefits from having a spacious lounge measuring 17' 10"; three good sized bedrooms with ensuite cloakroom to bedroom one; shower room; garage with off street parking and a wide, West backing rear garden. EPC rating - D. Our ref: 15962

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

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# High Road, South Benfleet, SS7 5HP

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Inset spotlights. Loft access. Built in storage cupboard. Airing cupboard housing hot water cylinder. Radiator. Laminate flooring. Doors to:

## LOUNGE 17' 10" x 13' 10" (5.44m x 4.22m)

Double glazed bay window to front aspect. Radiator. Newly decorated. Newly carpeted. Opening to:



## KITCHEN 10' x 8' 9" (3.05m x 2.67m)

Inset spotlights. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor hood above. Built in double electric oven. Space for washing machine. Space for under counter fridge and freezer. Newly decorated. Part tiled walls. Radiator. Tiled floor.



## BEDROOM ONE 13' 1" x 10' (3.99m x 3.05m)

Double glazed window to rear aspect. Newly decorated. Radiator. Door to:



## ENSUITE CLOAKROOM 9' x 2' 8" (2.74m x 0.81m)

Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator. Part tiled walls.

## BEDROOM TWO 11' 2" reducing to 10' x 8' 8" (3.4m > 3.05m x 2.64m)

Double glazed window to rear aspect. Radiator.



## BEDROOM THREE 10' 10" reducing to 8' 5" x 7' 10" (3.3m > 2.57m > 2.39m)

Double glazed window to front aspect. Radiator.





**SHOWER ROOM 10' 2" reducing to 8' 3" x 5' 7" (3.1m > 2.51m x 1.7m)**

Inset spotlights. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a driveway providing off street parking and access to GARAGE. Mature trees.

The **REAR GARDEN** is West backing and approx. 50' x 28'. Commencing with paved patio leading to lawn. Shrub borders. Shed to remain. Gated side access. Outside tap.

**GARAGE 17' 8" x 10' (5.38m x 3.05m)** With up and over door. Power and lighting. Wall mounted boiler. Door to REAR GARDEN.



GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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