

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5LH



GUIDE PRICE £550,000 - £575,000

Situated less than half a mile from Benfleet station and conveniently for shops and other amenities on Benfleet High Road, is this lovely four bedroom detached house. This well presented, modern property benefits from having a spacious open plan lounge/diner with bi-folding doors to the rear garden; two bedrooms to each floor; ground floor wet room and first floor shower room; off street parking for up to five vehicles and a West backing rear garden measuring approx. 55'. EPC rating - D. Our ref: 16217

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Accommodation comprises:

Entrance via composite door to:

HALLWAY Obscure double glazed window to side aspect. Skimmed ceiling with spotlight insets. Understairs storage cupboard. Tiled floor. Solid oak doors to:

GROUND FLOOR WET ROOM 7' 8" x 6' 3" (2.34m x 1.91m) Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Close coupled w/c. Hand wash basin with storage beneath. Walk in shower enclosure with overhead mixer shower. Heated towel rail. Tiled walls. Tiled floor with underfloor heating.



LOUNGE/DINER 20' 8" x 14' 3" (6.3m x 4.34m) Skimmed ceiling with spotlight insets. Double glazed bi-folding doors leading to and overlooking REAR GARDEN. Feature fireplace with gas fire. Stairs to FIRST FLOOR ACCOMMODATION. Feature media wall. Tall designer radiator. Laminate flooring. Double opening doors to:



KITCHEN 17' 7" x 8' 5" (5.36m x 2.57m) Skimmed ceiling with spotlight insets. Double glazed windows to rear and side aspects. Double glazed door to side aspect. Range of base and eye level units with square edged working surfaces. Matching window seat with storage under. Inset one and a half sink bowl drainer. Inset 5 ring induction hob with extractor fan above. Built in double electric oven with

warming drawer under. Integrated dishwasher. Integrated under counter fridges. Under counter freezer. Space for washing machine. Space for tumble dryer. Downlighting. Plinth lighting. Tiled floor with underfloor heating.



GROUND FLOOR BEDROOM THREE 12' 10" x 10' 8" (3.91m x 3.25m) Skimmed ceiling. Double glazed window, with fitted shutters, to front aspect. Radiator.



GROUND FLOOR BEDROOM FOUR 11' 8" x 8' 6" (3.56m x 2.59m) Skimmed ceiling. Double glazed windows, with fitted shutters, to front and side aspects. Radiator.



FIRST FLOOR LANDING Skimmed ceiling. Solid oak doors to:

BEDROOM ONE 20' 4" max. x 14' 1" (6.2m x 4.29m)
Skimmed ceiling. Double glazed windows, with fitted shutters, to side and rear aspects. Radiator. Eaves storage.



BEDROOM TWO 14' 1" x 13' 7" (4.29m x 4.14m)
Skimmed ceiling. Double glazed windows, with fitted shutters, to front and side aspects. Radiator. Eaves storage.



SHOWER ROOM 10' 3" x 6' 9" (3.12m 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 double shower cubicle with overhead mixer shower. Wall lighting. Heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY: To the FRONT of the property is a paved driveway providing off street parking for up to four vehicles.

The **REAR GARDEN** measures approx. 55' and is West backing. Commencing with porcelain tiled patio leading to lawn. Gated access to both sides. Rear gate to further parking space at rear, accessed via Green Road. Shed to remain. Outside tap. Exterior power. Exterior lighting.



GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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