

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Borrowdale Close, Benfleet, SS7 3HE



£435,000

We are delighted to offer for sale this well presented three/four bedroom semi-detached house situated in a quiet Thundersley cul-de-sac location, within short walking distance of The Kingston Primary School and easy reach of Thundersley Village. This lovely extended home features a generous 23' lounge opening onto a spacious, open plan kitchen/diner and further benefits from having a utility room; additional ground floor bedroom/study; ground floor cloakroom; three good size bedrooms to the first floor; family bathroom; 42' rear garden and off street parking for three cars. EPC rating - TBC. Our ref: 16384

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Borrowdale Close, Benfleet, SS7 3HE

Accommodation comprises:

Entrance via composite door to:

ENTRANCE HALL 10' 4" x 7' 8" (3.15m x 2.34m)

Skimmed ceiling. Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window, with fitted blind, to front aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin.

LOUNGE 23' 8" x 10' 2" (7.21m x 3.1m)

Skimmed ceiling. Double glazed window, with fitted blind, to rear aspect. Radiator. Laminate flooring. Opening to:



DINING ROOM 14' 1" x 8' 3" (4.29m x 2.51m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Laminate flooring. Opening to:



KITCHEN 10' 4" x 7' 8" (3.15m x 2.34m)

Skimmed ceiling. Double glazed window, with fitted blind, to side aspect. Double glazed door, with fitted blind, 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 with chrome mixer tap. Inset 4 ring gas hob with extractor fan over and electric oven under. Space for dishwasher. Laminate flooring. Door to:



UTILITY ROOM 7' 1" x 7' 1" (2.16m x 2.16m)

Skimmed ceiling with inset spotlights. Double glazed window to side aspect. Space for fridge/freezer. Space for washing machine. Door to:

GROUND FLOOR BEDROOM/STUDY 8' 6" x 7' 1" (2.59m x 2.16m)

Skimmed ceiling with inset spotlights. Double glazed window, with fitted blind, to front aspect. Radiator.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to front aspect. Doors to:

BEDROOM ONE 13' 5" x 9' 7" (4.09m x 2.92m)

Skimmed ceiling. Double glazed window, with fitted blind, to front aspect. Radiator.



BEDROOM TWO 13' 6" x 8' 4" (4.11m x 2.54m)

Skimmed ceiling. Double glazed window, with fitted blind, to rear aspect. Radiator.



BEDROOM THREE 11' 4" x 7' 1" (3.45m x 2.16m)

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



BATHROOM 7' 9" x 7' 4" (2.36m x 2.24m)

Skimmed ceiling. Obscure double glazed window with fitted blind, to front aspect. Two piece suite comprising pedestal mounted hand wash basin and P-shaped panelled bath with electric shower over. Airing cupboard housing boiler. Radiator. Part tiled walls.



SEPARATE W/C

Skimmed ceiling. Obscure double glazed window to side aspect. Close coupled w/c. Feature mosaic tiling.

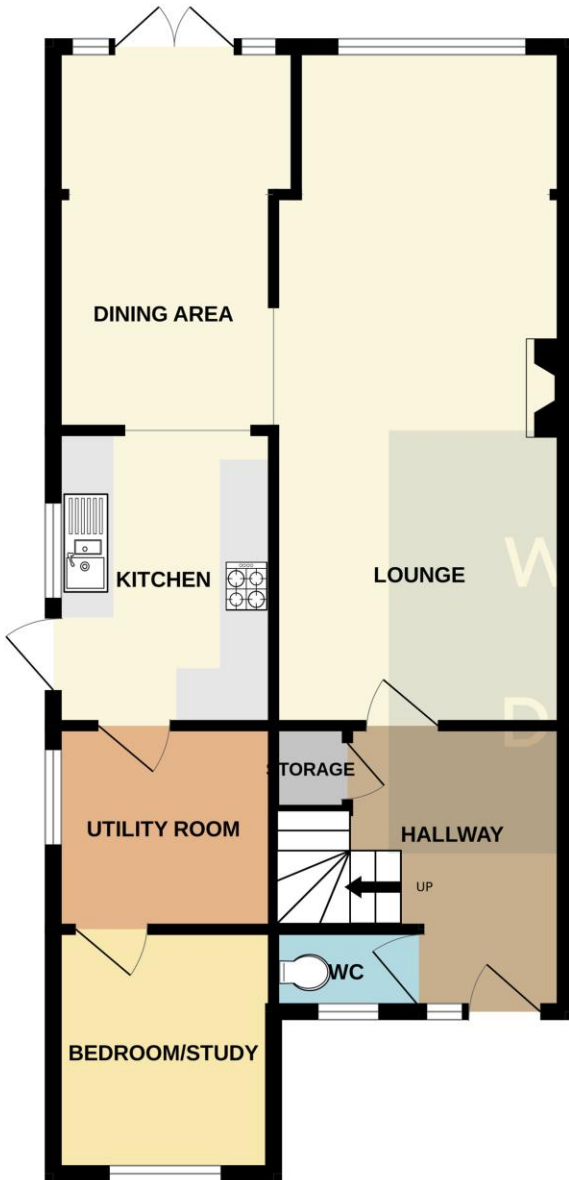
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for up to three cars. Gated side access to rear. Hedge border to side.

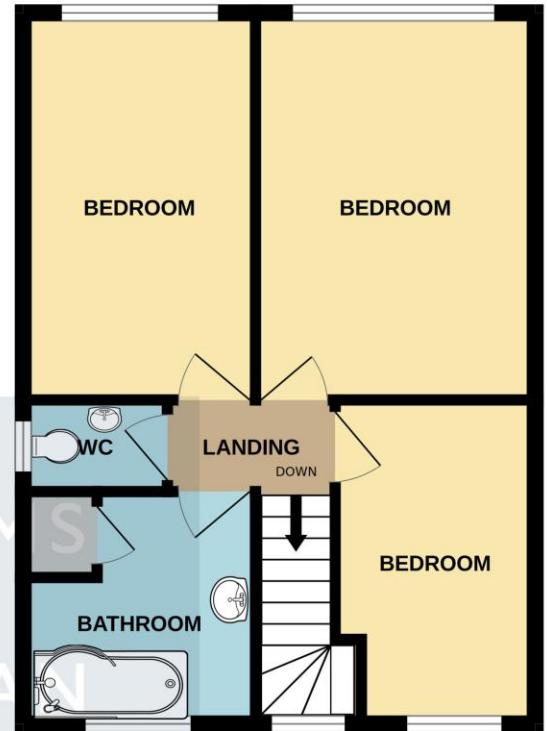
The **REAR GARDEN** measures approx. 42' and commences with paved patio and footpath leading to further patio area at rear. The remainder is laid to lawn. Seating area. Summerhouse to remain. Bark chip borders planted with various mature shrubs. Outside tap.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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