

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wycombe Avenue, Benfleet, SS7 4DF



Offers in Excess of £650,000

We are delighted to present this incredibly spacious four bedroom detached family home located in a quiet residential area of Benfleet. There is plenty of space throughout for a large family including a generous living room and additional dining room; modern kitchen/breakfast room; utility room; ground floor cloakroom; four double bedrooms; two bathrooms including ensuite to master; 1.5 width garage; incredible 80' rear garden; in and out driveway for three cars. EPC rating – D. Our ref: 16341

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Wycombe Avenue, Benfleet, SS7 4DF

Accommodation comprises:

Access via double glazed door to:

ENTRANCE HALL

UPVC double glazed window to front aspect. Access to ground floor cloakroom. Access to 1.5 width garage. Carpeted staircase rising to FIRST FLOOR mezzanine landing with storage cupboard underneath. Radiator. Wood effect laminate flooring.



GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Low level w/c. Pedestal wash basin with chrome mixer tap. Chrome heated towel rail. Fully tiled.

DINING ROOM 15' 8" x 12' 0" (4.78m x 3.66m)

UPVC double glazed window to front aspect. Radiator. Wood effect laminate flooring.



LOUNGE 19' 6" x 13' 4" (5.94m x 4.06m)

UPVC double glazed patio door leading to REAR GARDEN. UPVC double glazed window to rear aspect. Feature fireplace with granite hearth. Radiator.



KITCHEN/BREAKFAST ROOM 13' 4" max x 12' 8" (4.06m x 3.86m)

Coved ceiling. UPVC double glazed window to rear aspect overlooking the garden. Range of wall mounted and base level shaker style kitchen units with matching pan drawers and granite working surfaces with matching granite upstands. Inset composite one and a half bowl sink/drainage with chrome mixer tap. Inset four ring AEG induction hob with modern extractor hood over. Built in eye level AEG oven with plate warmer and AEG microwave/combi grill. Large American style fridge/freezer with mains fed water/ice supply to remain. Integrated wine refrigerator. Integrated AEG dishwasher. Tiled flooring with underfloor heating. Door to:



UTILITY ROOM 5' 9" x 5' 4" (1.75m x 1.63m)

UPVC double glazed side door leading out to REAR GARDEN. Shaker style base and wall mounted units. Wall mounted boiler. Tiled floor.

FIRST FLOOR LANDING

Loft access. UPVC double glazed window to front aspect. Access to large walk-in airing cupboard. Two radiators. Doors to:

BEDROOM ONE 17' 5" x 16' 0" max (5.31m x 4.88m)

Two uPVC double glazed windows to front aspect. Large run of fitted wardrobes. Two radiators. Door to:



ENSUITE 7' 10" x 6' 0" (2.39m x 1.83m)

Obscure uPVC double glazed window to front aspect. Four piece suite comprising low level w/c, bidet, pedestal hand wash basin with chrome mixer tap and corner shower cubicle with power shower. Heated towel rail. Radiator. Tiled walls. Tiled floor.



BEDROOM TWO 13' 4" x 10' 6" (4.06m x 3.2m)

UPVC double glazed window to rear aspect. Large run of fitted wardrobes. Radiator.



BEDROOM THREE 13' 4" x 9' 8" (4.06m x 2.95m)

UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator.

BEDROOM FOUR 13' 4" x 9' 8" (4.06m x 2.95m)

UPVC double glazed window to rear aspect. Radiator.

BATHROOM 8' 8" x 8' 7" (2.64m x 2.62m)

Obscure uPVC double glazed window to side aspect. Four piece suite comprising low level w/c, bidet, pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and corner shower cubicle with power shower. Heated chrome towel rail. Radiator. Fully tiled walls and wood effect lino flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved in and out driveway providing parking for up to four vehicles. Mature shrub borders.

The **REAR GARDEN** measures approx. 80' and commences with paving and a decked seating area with the remainder being mostly laid to lawn. Borders planted with mature shrubs and plants providing a high amount of privacy and fencing. Side access. Access to the **GARAGE**.



GARAGE 16' 9" x 15' 5" (5.11m x 4.7m)

1.5 width garage with up and over front door. Obscure uPVC double glazed door to garden. Power and lighting.

GROUND FLOOR
1020 sq.ft. (94.7 sq.m.) approx.

1ST FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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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