

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 1DR



£600,000

Situated in a desirable South Benfleet location within walking distance of High Road shops, local schools and just over a mile from Benfleet station, is this immaculately presented four bedroom detached house. This lovely property benefits from having a spacious open plan kitchen/family room with bi-folding doors; separate lounge; utility room; ground floor cloakroom; bedroom one with ensuite; three further good sized bedrooms; 85' South backing rear garden with outbuilding and off street parking for four vehicles.

Planning has been approved by Castle Point Council, for a side extension under ref: 23/0352/FUL. EPC rating - TBC. Our ref: 12110

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

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



Kimberley Road, South Benfleet, SS7 1DR

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Obscure double glazed windows to front aspect. Solid oak flooring with underfloor heating. Solid oak doors to:

SITTING ROOM 13' 3" x 9' 8" (4.04m x 2.95m)

Skimmed ceiling. Double glazed bay window to front aspect. Solid oak engineered flooring with underfloor heating.



KITCHEN/FAMILY ROOM 26' 3" x 19' (8m x 5.79m)

Skimmed ceiling with spotlight insets. Double glazed windows to side aspects. Double glazed bi-folding doors leading to and overlooking REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Range of base and eye level units with quartz working surfaces. Inset 5 ring Bosch induction hob with extractor fan above. Built in twin Bosch electric ovens. Integrated fridge/freezer. Further integrated under counter freezer. Integrated dishwasher. Integrated wine cooler. Central island/breakfast bar with matching quartz surface and inset one and a half bowl sink drainer with mixer tap. Integrated microwave. Concealed bin storage. Downlighting. Plinth heaters. Solid oak engineered flooring with underfloor heating. Door to:



UTILITY ROOM 6' 2" x 5' 6" (1.88m x 1.68m)

Skimmed ceiling. Obscure double glazed window to side aspect. Range of base and eye level units with solid oak working surfaces. Inset butler sink. Space for washing machine. Space for tumble dryer. Concealed wall mounted boiler. Solid oak engineered flooring with underfloor heating.

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath.

FIRST FLOOR LANDING

Skimmed ceiling. Obscure double glazed window to side aspect. Built in storage cupboards. Radiator. Solid oak engineered flooring with underfloor heating. Doors to:

BEDROOM ONE 13' 4" x 11' 9" (4.06m x 3.58m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Door to:



ENSUITE 8' 4" x 7' (2.54m x 2.13m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, twin hand wash basins with storage beneath and shower cubicle with overhead mixer shower. Chrome heated towel rail. Extractor fan. LVT flooring.

BEDROOM TWO 13' 7" x 10' 8" (4.14m x 3.25m)

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



BEDROOM THREE 16' max. x 7' 6" (4.88m x 2.29m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Radiator.

BEDROOM FOUR 10' 9" x 8' 7" (3.28m x 2.62m)

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

FAMILY BATHROOM 10' 9" x 8' 7" (3.28m x 2.62m)

Skimmed ceiling. Obscure double glazed window to side aspect. Four piece Crosswater suite comprising close coupled w/c, pedestal mounted hand wash basin; free standing claw foot bath with mixer shower and double shower cubicle with overhead mixer shower. Chrome heated towel rail. Part panelled walls. Wall lighting. Extractor fan. LVT flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for four vehicles with wrought iron gates and fencing.

The **REAR GARDEN** is South backing and measures approx. 80'. Commencing with decked seating area and steps down to paved patio which leads on to lawn. Path to

outbuildings at rear. Sheltered play area. Gated side access to each side. Exterior power and lighting. Outside tap.

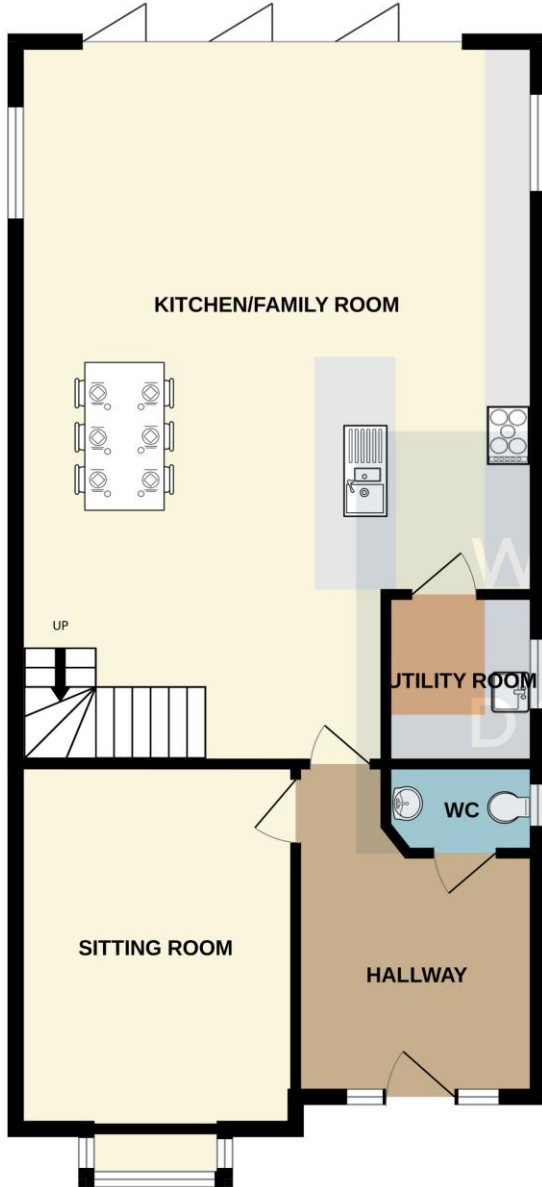


OUTBUILDING in two parts. Partly storage and partly a workshop with double glazed windows and doors to front. Power and lighting.

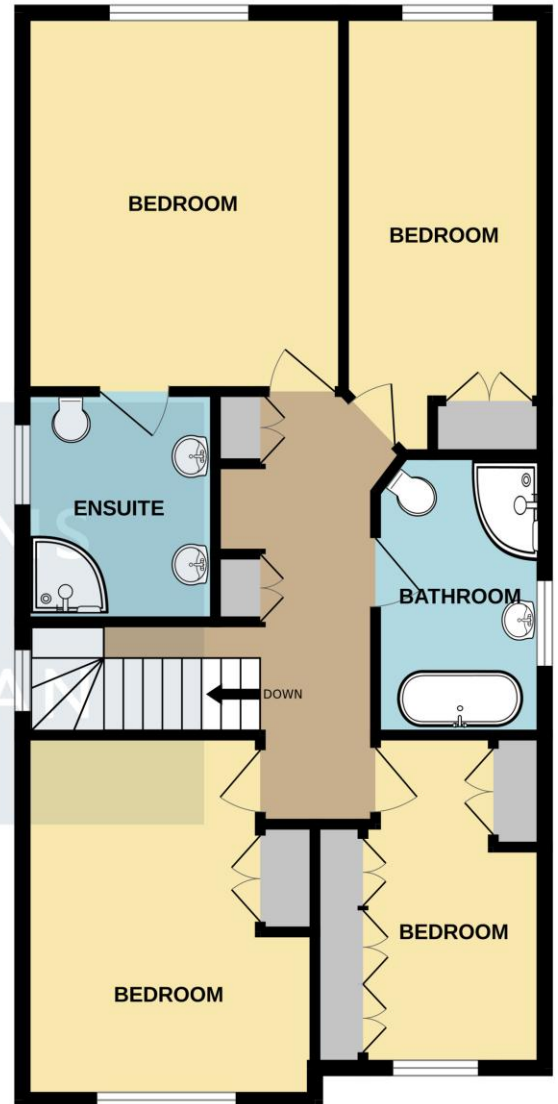
Agent's Note:

Planning has been passed with Castle Point Council for a side extension under ref. 23/0352/FUL.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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