

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Felstead Road, Benfleet, SS7 1BJ



£525,000

Conveniently situated, South of the London Road and within easy walking distance of highly regarded day nursery, local schools and shops, is this fantastic three/four bedroom semi-detached home. This extended property benefits from having spacious open plan living accommodation; bathroom/shower room to each floor; 85' West backing rear garden with two outbuildings suitable for use as a garden room or home office and ample off street parking. EPC rating - E. Our ref: 16202

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

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



Felstead Road, Benfleet, SS7 1BJ

Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

GROUND FLOOR BEDROOM/SNUG 19' 10" x 13' 5" reducing to 7' 8" (6.05m x 4.09m > 2.34m)

Skimmed ceiling with spotlight insets. Two uPVC double glazed bay windows to front aspect. Range of built in wardrobes with matching drawers. Radiator.



GROUND FLOOR BATHROOM 10' 6" x 8' 3" (3.2m x 2.51m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with black chrome mixer tap and double walk in shower cubicle. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



LOUNGE 18' 8" x 14' (5.69m x 4.27m)

Skimmed ceiling with spotlight insets. Radiator. Electric wall heater. Open plan to:



KITCHEN/FAMILY ROOM 20' 3" x 13' 4" (6.17m x 4.06m)

Skimmed ceiling with spotlight insets. Double glazed skylight. UPVC double glazed window to rear aspect. UPVC double glazed bi-folding door overlooking and providing access to REAR GARDEN. Range of base, eye level and floor to ceiling units with granite working surfaces and matching upstands. Inset one and a half bowl white ceramic sink with chrome mixer tap. Inset 5 ring electric hob with extractor hood over and glass splashback. Built in twin eyeline electric ovens. Integrated dishwasher. Integrated washing machine. Space for American style fridge/freezer. Matching island with breakfast bar and storage under. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Doors to:

BEDROOM ONE 14' 6" x 11' 4" reducing to 7' 1" (4.42m x 3.45m > 2.16m)

Skimmed ceiling. Two uPVC double glazed windows to rear aspect. Four built in storage cupboards. Two radiators.



BEDROOM TWO 13' 4" x 10' 2" reducing to 6' 8" (4.06m x 3.1m > 2.03m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Built in storage cupboard. Built in wardrobe. Radiator.

BEDROOM THREE 13' 5" x 6' 9" (4.09m x 2.06m)

Skimmed ceiling. UPVC double glazed window to front aspect. Built in storage cupboard. Radiator.

SHOWER ROOM 7' 2" x 3' 8" (2.18m x 1.12m)

Skimmed ceiling. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin with tiled splashback and double shower. Part tiled walls. Tiled floor.

OUTSIDE OF PROPERTY:

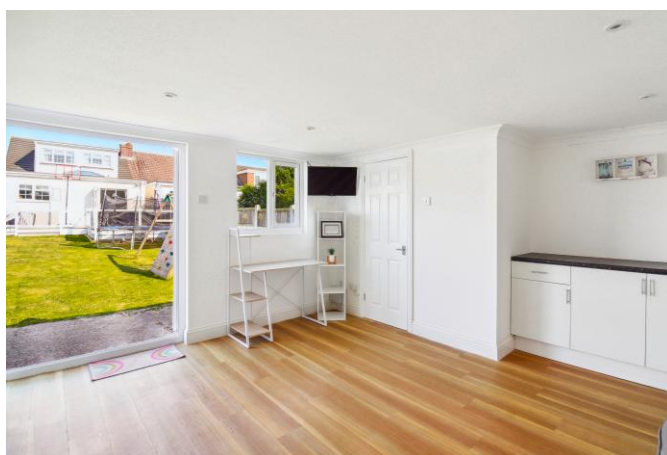
To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles, and which also extends to side. Retaining brick wall. Gated side access to rear.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 85'. Commencing with composite decking area with balustrade. Gate to lawn area. Pathway to side. Fencing to all boundaries.



OUTBUILDING ONE 16' 3" x 15' 5" (4.95m x 4.7m)

Suitable for use as home office. UPVC double glazed window to front aspect. UPVC double glazed French style doors to front aspect. Base level unit with roll edged working surface. Space for fridge/freezer. Power and lighting. Door to:



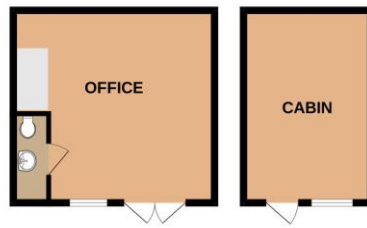
CLOAKROOM

Wall mounted hand wash basin and close coupled w/c. Laminate wood effect floor.

OUTBUILDING TWO (CABIN) 15' 3" x 10' 6" (4.65m x 3.2m)

UPVC double glazed window to front aspect. UPVC double glazed door to front aspect. Power and lighting.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.