

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fairview Close, Benfleet, SS7 4JS



£375,000

Situated in a quiet cul-de-sac location in a popular residential area, within easy reach of local schools, shops and park is this two double bedroom semi-detached chalet. Ideally suited to FIRST TIME BUYERS, this well maintained property benefits from having been extended to provide an 18' 6" kitchen/family room; 15' 7" lounge; separate dining area/study, with a 35' low maintenance rear garden and off street parking for several vehicles to the front. EPC rating - TBC. Our ref: 15554

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Laminate wood effect flooring. Doors to:

LOUNGE 15' 7" x 12' 4" (4.75m x 3.76m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Feature fireplace. Radiator.

DINING AREA/STUDY 11' 9" x 8' 10" (3.58m x 2.69m)

Skimmed ceiling. Two understairs storage cupboards. Further cupboard housing gas boiler. Laminate wood effect flooring. Opening to:



KITCHEN/FAMILY ROOM 18' 6" x 11' 7" (5.64m x 3.53m)

Skimmed ceiling with spotlight insets. Two uPVC double glazed windows to rear aspect. UPVC double glazed door to rear aspect. Range of base, eye level and floor to ceiling units with square edged working surfaces. Inset stainless steel sink with chrome mixer tap. Inset induction hob with extractor hood over. Built in twin eyeline electric ovens. Integrated dishwasher. Integrated washing machine. Space for fridge/freezer. Built in bin storage cupboard. Designer wall radiator. Laminate wood effect flooring.



GROUND FLOOR SHOWER ROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted vanity hand wash basin with chrome mixer tap and shower cubicle. Chrome heated ladder style towel rail. Tiled walls. Built in storage cupboard housing hot water cylinder. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling. Doors to:

BEDROOM ONE 12' 1" x 11' 4" (3.68m x 3.45m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 12' 3" x 10' 9" (3.73m x 3.28m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a block paved independent driveway providing off street parking for several vehicles. Gated side access.

To the **REAR** of the property is a low maintenance 35' rear garden. Commencing with astro turf area. Patio at rear. Shed to remain. Flower bed with established planting.

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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