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**WILLIAMS AND DONOVAN**

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## Cumberland Avenue, South Benfleet, SS7 5NY



**£575,000**

Ideally suited for families looking to provide independent living for older parents or young adult family members, this four/five bedroom semi-detached chalet comes with a self contained one bedroom annex, and is situated in a sought after South Benfleet location, just over a mile from Benfleet station and within walking distance of local schools and High Road shops. The property benefits from having a 22' 8" kitchen with separate utility; two reception rooms; South backing rear garden measuring approx. 90' in addition to the annex, and off street parking for numerous vehicles. EPC rating - D. Our ref: 16244

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

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# Cumberland Avenue, South Benfleet, SS7 5NY

Accommodation comprises:

Entrance via obscure composite door to:

## HALLWAY

Coved and skimmed ceiling. Radiator. Doors to:

## UTILITY/CLOAKROOM 8' 6" x 4' 6" (2.59m x 1.37m)

Enclosed w/c and vanity mounted hand wash basin. Space for washing machine. Space for tumble dryer. Heated towel rail. Tiled walls. Tiled floor.

## KITCHEN 22' 8" x 11' (6.91m x 3.35m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half bowl sink with chrome mixer tap. Inset electric hob with extractor hood over and electric oven under. Space for fridge/freezer. Integrated dishwasher. Matching island with storage under. Laminate wood effect flooring. Opening to:



## LOUNGE 15' 3" x 13' 5" (4.65m x 4.09m)

Skylight to ceiling. Bi-folding door overlooking and providing access to REAR GARDEN. Two radiators. Laminate wood effect flooring. Open plan to:



## DINING ROOM 17' 9" x 11' 6" (5.41m x 3.51m)

Coved and skimmed ceiling. Double glazed bay window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate wood effect flooring.



## STUDY/GROUND FLOOR BEDROOM FIVE 12' x 10' 10" (3.66m x 3.3m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.

## FIRST FLOOR LANDING

Coved and skimmed ceiling with spotlight insets. Eaves storage cupboard. Doors to:

## BEDROOM ONE 14' 6" x 10' 5" (4.42m x 3.18m)

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



## BEDROOM TWO 13' 5" x 8' 9" (4.09m x 2.67m)

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



### **BEDROOM THREE 16' 6" x 8' 10" (5.03m x 2.69m)**

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Radiator.

### **BEDROOM FOUR 13' 5" x 9' 5" reducing to 6' 9" (4.09m x 2.87m > 2.06m)**

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring.

### **FAMILY BATHROOM 8' 4" x 6' 1" (2.54m x 1.85m)**

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and P-shaped bath with shower over. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.

### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is an independent driveway providing off street parking for numerous vehicles. Double opening wrought iron gates to **CAR PORT**.

The **REAR GARDEN** is South backing and measures approx. 90'. Commencing with paved patio leading to lawn. Various flower beds with a variety of plants, trees and shrubs. Gated side access to **CAR PORT**.



### **SELF CONTAINED ANNEX:**

Obscure composite door to:

### **HALLWAY**

Laminate wood effect flooring. Doors to:

### **LOUNGE 11' 6" x 9' 4" (3.51m x 2.84m)**

Skimmed ceiling. UPVC double glazed window to side aspect. UPVC double glazed French style doors to rear aspect. Radiator. Laminate wood effect flooring.



### **KITCHEN 12' 2" x 10' 5" (3.71m x 3.18m)**

Skimmed ceiling with spotlight inset. Loft access hatch. UPVC double glazed windows to both sides. Wall and base level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink. Inset electric hob with extractor hood over and electric oven under. Radiator.



### **BEDROOM 8' 1" x 5' 2" (2.46m x 1.57m)**

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Radiator.

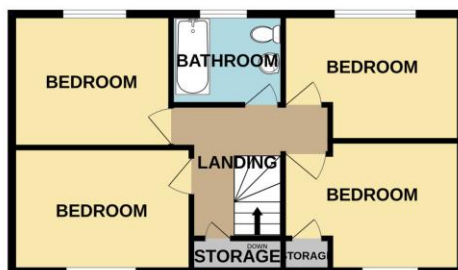
### **BATHROOM 11' x 3' 4" (3.35m x 1.02m)**

Skimmed ceiling with spotlight inset. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and adapted bath.

GROUND FLOOR  
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 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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