

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Avondale Road, South Benfleet, SS7 1EH



GUIDE PRICE £550,000 - £575,000

In a sought after South Benfleet location, within walking distance of local schools, shops and Benfleet station, is this extended four bedroom detached house. This well presented property is offered with NO ONWARD CHAIN and benefits from having spacious living accommodation including a 21' lounge; modern kitchen/breakfast room; separate dining room; ground floor cloakroom; bedroom one with dressing area and ensuite; Westerly backing rear garden measuring approx. 66'; garage and off street parking for three vehicles. EPC rating - TBC. Our ref: 15277

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Avondale Road, South Benfleet, SS7 1EH

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Obscure double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to: LOUNGE, KITCHEN/BREAKFAST ROOM and GROUND FLOOR CLOAKROOM. Further door to:

INNER HALL

Double glazed door to side aspect. Door to boiler cupboard.

GROUND FLOOR CLOAKROOM 5' 9" x 2' 10" (1.75m x 0.86m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Chrome heated towel rail. Tiled floor.

KITCHEN/BREAKFAST ROOM 19' 9" x 11' 9" reducing to 8' (6.02m x 3.58m > 2.44m)

Skimmed ceiling with spotlight insets. Double glazed bay window with fitted shutters, to front aspect. Further double glazed windows to both flanks. Range of modern base and eye level units with square edged working surfaces. Inset sink drainer. Inset 4 ring Neff electric hob with extractor hood above. Built in Neff electric oven. Integrated Neff microwave. Integrated Neff fridge/freezer. Integrated dishwasher. Space for washing machine. Tall designer radiator. Tiled floor.



LOUNGE 21' x 11' 10" (6.4m x 3.61m)

Double glazed French style doors overlooking and providing access to REAR GARDEN. Feature fireplace with electric fire. Radiator. Laminate flooring. Double opening door to:

DINING ROOM 14' 10" x 10' (4.52m x 3.05m)

Double glazed windows to side and rear aspects. Double glazed French doors leading to REAR GARDEN. Radiator.



FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Doors to:

BEDROOM ONE 27' 10" reducing to 14' 9" x 10' (8.48m > 4.5m x 3.05m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Radiator. Dressing area with fitted wardrobes. Door to:



ENSUITE 7' 7" x 5' 4" (2.31m x 1.63m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with overhead mixer shower. Chrome heated towel rail. Tiled floor.

BEDROOM TWO 16' 10" x 11' 1" (5.13m x 3.38m)

Skimmed ceiling with spotlight insets. Double glazed window with fitted shutters, to front aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 12' x 9' 7" (3.66m x 2.92m)
 Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Airing cupboard housing hot water cylinder. Radiator.



BEDROOM FOUR 8' 4" x 7' 10" (2.54m x 2.39m)
 Double glazed window to side aspect. Radiator.

FAMILY BATHROOM 6' 3" x 5' 5" (1.91m x 1.65m)
 Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for three vehicles and access to **GARAGE**. Gated side access.

The **REAR GARDEN** is Westerly backing and measures approx. 66'. Commencing with paved patio leading to lawn. Flower and shrub bed borders. Paved seating area at rear. Shed to remain. Outside tap. Exterior lighting.



GARAGE

With up and over door. Power and lighting.

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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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