

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Boyce Green, South Benfleet, SS7 5LF



£650,000

Situated in a highly desirable South Benfleet cul-de-sac location, just half a mile from Benfleet station, within short walking distance of High Road shops and amenities, and with glorious views directly over Boyce Hill golf course and surrounding countryside, is this substantial four bedroom detached house. This well presented, light and airy property, sits proudly on a wider than average plot and benefits from having a kitchen with separate utility room; spacious dual aspect lounge measuring 26' 8"; separate dining room; ground floor cloakroom; air conditioned bedroom one with ensuite; bedroom two also with own shower and washing facilities; two further double bedrooms; attractive rear garden; double garage and off street parking for two vehicles. EPC rating - C. Our ref: 16378

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Boyce Green, South Benfleet, SS7 5LF

Accommodation comprises:

Entrance via solid wood door to:

SPACIOUS ENTRANCE HALL 16' 2" x 7' 5" (4.93m x 2.26m)

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboards. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Two piece white comprising close couple w/c and hand wash basin. Radiator. Part tiled walls. Tiled floor.

LOUNGE 26' 8" x 11' 10" (8.1m x 3.61m)

Dual aspect room with double glazed windows to front aspect and double glazed patio doors leading to and overlooking REAR GARDEN. Wall lighting. Radiator.



DINING ROOM 11' 5" x 10' (3.48m x 3.05m)

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



KITCHEN 10' 10" x 10' 4" (3.3m x 3.15m)

Double glazed window to rear aspect, overlooking the golf course. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Space for range cooker with extractor fan above. Space for fridge/freezer. Breakfast bar. Laminate flooring. Door to:

UTILITY ROOM 10' 10" x 5' 3" (3.3m x 1.6m)

Obscure double glazed window to side aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Space for washing machine. Space for dishwasher. Space for tumble dryer. Space for fridge/freezer. Radiator. Laminate flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 14' 3" x 13' (4.34m x 3.96m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect with views across the golf course. Fitted wardrobes. Radiator. Air conditioning unit. Door to:



ENSUITE 6' 3" x 3' 6" (1.91m x 1.07m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 16' 4" x 11' 10" (4.98m x 3.61m)

Double glazed window to rear aspect. Further obscure double glazed window to side aspect. Fitted wardrobes. Shower cubicle with mixer shower. Hand wash basin with storage beneath. Radiator.



BEDROOM THREE 16' 6" x 10' (5.03m x 3.05m)

Double glazed window to front aspect with views towards the Estuary. Fitted wardrobes. Radiator.

BEDROOM FOUR 15' x 10' 4" (4.57m x 3.15m)

Skimmed ceiling. Double glazed window to front aspect. Double glazed door to balcony at front of property. Radiator.



FAMILY BATHROOM 9' 7" x 6' 3" (2.92m x 1.91m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing access to the **DOUBLE GARAGE** and off street parking for two vehicles. The remainder comprises a garden with raised brick built flower beds with cottage garden style planting, and paved patio area.

The **REAR GARDEN** measures approx. 38' x 45' wide. Commencing with decking area leading to lawn, with beautifully maintained flower beds with a wide variety of shrubs and plants. Raised decked seating area

overlooking the golf course, with steps down to patio and pathway. Outside tap.



DOUBLE GARAGE 18' 7" x 18' 6" max. (5.66m x 5.64m)

With electric up and over door. Space for parking two vehicles. Power and lighting. Work bench area. Door to side. Wall mounted boiler.

Agent's Note:

This property has a working burglar alarm and security cameras.

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.3 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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