

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Albert Road, Benfleet, SS7 4DJ



GUIDE PRICE £385,000

Offered for sale with the benefit of NO ONWARD CHAIN is this well presented three bedroom semi-detached bungalow. This extended property benefits from having an open plan kitchen/family room measuring 21' 8"; bedroom one with ensuite; good sized rear garden measuring approx. 75' with rear access providing potential off street parking for numerous vehicles, and a detached garage. EPC rating - TBC. Our ref: 16417

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Albert Road, Benfleet, SS7 4DJ

Accommodation comprises:

Entrance via double glazed door to:

HALLWAY

Skimmed ceiling. Doors to:

KITCHEN/FAMILY ROOM 21' 8" x 14' 4" (6.6m x 4.37m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with extractor fan above and electric oven under. Wall mounted boiler. Radiator. Laminate flooring.



BEDROOM ONE 11' 7" x 11' 7" (3.53m x 3.53m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Radiator. Door to:



ENSUITE 8' x 4' 6" (2.44m x 1.37m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle. Radiator. Tiled floor.



BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

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



BEDROOM THREE 10' 10" 8" (3.3m x 0.2m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM 9' 10" x 8' (3m x 2.44m)

Skimmed ceiling. Obscure double glazed windows to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and panelled bath. Built in storage cupboard. Part tiled walls.

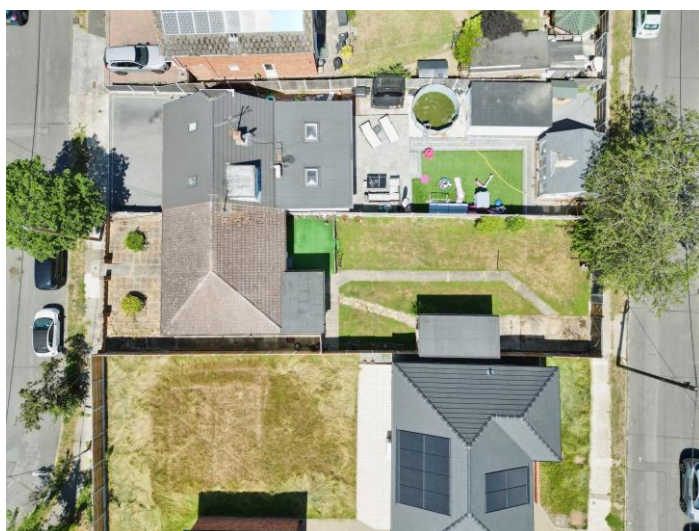


OUTSIDE OF PROPERTY:

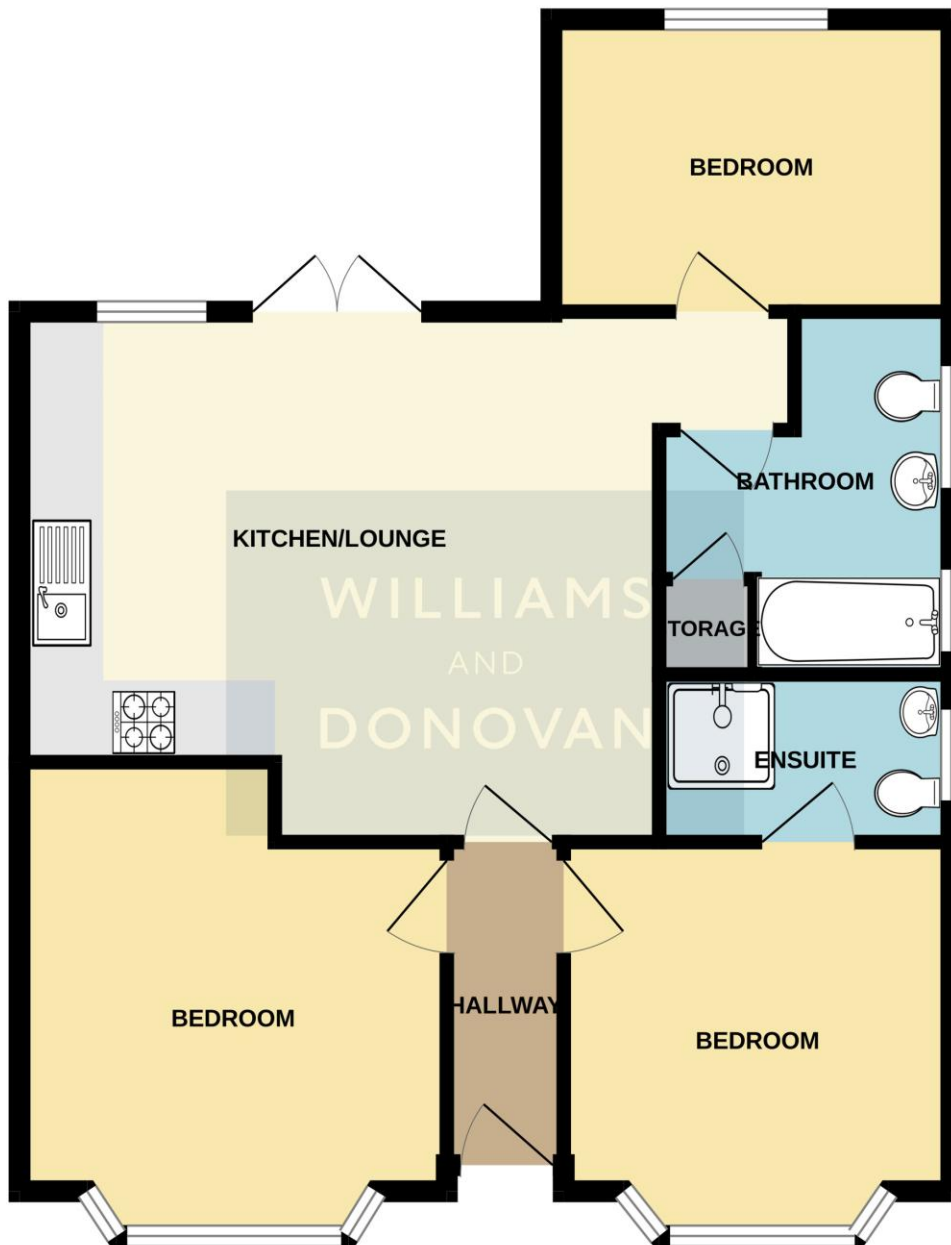
To the **FRONT** of the property is a block paved garden with brick retaining wall to front boundary and pathway to front door. Two flower beds with mature shrubs.

The **REAR GARDEN** measures approx. 75' and commences with decking area leading to lawn. Path to rear. Double gates to rear providing vehicular access from Bartley Road to driveway in front of GARAGE. Fencing to all boundaries.

DETACHED GARAGE with up and over door. Window and door to REAR GARDEN.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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