

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Farm Road, South Benfleet, SS7 5JW



Guide Price £475,000 - £500,000

We are delighted to offer for sale this lovely four bedroom detached house situated in a sought after South Benfleet location just over a quarter of a mile from Benfleet station, and within easy walking distance of High Road schools, shops and Richmond Park. This well presented property benefits from having a spacious kitchen/diner with bi-folding door to the rear garden; two reception rooms; ground floor cloakroom; low maintenance recently landscaped rear garden and off street parking for two/three vehicles with electric car charging point. EPC rating - C. Our ref: 16418

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Hall Farm Road, South Benfleet, SS7 5JW

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Radiator. CCTV and security alarm system. Karndean flooring. Doors to:

LOUNGE 11' 6" x 11' 6" (3.51m x 3.51m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Karndean flooring.



STUDY/SECOND RECEPTION ROOM 17' 9" x 7' 6" (5.41m x 2.29m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and rear aspects. Two skylights. Radiator.



INNER HALL

Skimmed ceiling. Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Doors to GROUND FLOOR CLOAKROOM and KITCHEN/DINER. Karndean flooring.

KITCHEN/DINER 17' 1" x 15' 1" (5.21m x 4.6m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed bi-folding door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset ceramic sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Wall mounted combi-boiler, which, we understand from the vendors, is approx. 4 years old. Radiator. Karndean flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Obscure double glazed window to side aspect. Storage cupboard. Radiator. Doors to:

BEDROOM ONE 11' x 9' 8" (3.35m x 2.95m)

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



BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.59m)

Skimmed ceiling. Double glazed window to front aspect.



BEDROOM THREE 8' 6" x 6' 8" (2.59m x 2.03m)

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



BEDROOM FOUR 7' 9" x 6' 9" (2.36m x 2.06m)

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

BATHROOM 6' 5" x 5' 4" (1.96m 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 panelled bath with mixer shower. Heated chrome towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

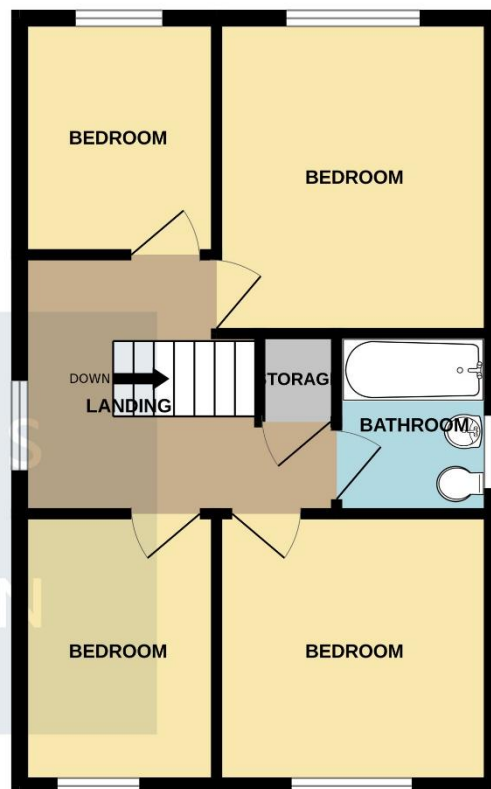
To the **FRONT** of the property is a block paved driveway providing off street parking for two/three vehicles. Electric car charging point.

The **REAR GARDEN** has been recently landscaped and commences with patio area leading to artificial lawn. Composite decking area to rear. Raised sleeper flower beds with various shrubs. Gated side access. Outside tap.



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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