

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Meadway, Benfleet, SS7 4HG



£365,000

In a Benfleet cul-de-sac location and offered for sale with NO ONWARD CHAIN, is this three bedroom semi-detached house. This property benefits from having a spacious lounge/diner, 12' 1" kitchen; ground floor cloakroom; three good sized bedrooms; garage with off street parking to the front; 35' West backing rear garden and is conveniently situated for local schools, shops, park and all local and major routes via the A13.

EPC rating - D. Our ref: 16495

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Meadway, Benfleet, Essex, SS7 4HG

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Radiator. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Laminate flooring. Doors to:



GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. Two piece suite comprising low level w/c and pedestal mounted hand wash basin. Part tiled walls.

KITCHEN 12' 1" x 7' 4" (3.68m x 2.24m)

Double glazed window to front aspect. Range of base and eye level units with square edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor hood above and electric oven under. Integrated fridge/freezer. Space for washing machine. Tiled walls.

LOUNGE/DINER 16' 1" x 15' 8" (4.9m x 4.78m)

Skimmed ceiling. Double glazed patio doors providing access to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Wall lighting. Radiator. Laminate flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Built in storage cupboard. Doors to:

BEDROOM ONE 16' 2" x 9' 6" max. (4.93m x 2.9m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM TWO 12' 9" x 9' 6" max. (3.89m x 2.9m)

Double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 4" x 6' 9" (3.15m x 2.06m)

Double glazed window to rear aspect. Radiator.

BATHROOM 7' x 6' 7" (2.13m x 2.01m)

Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Radiator. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for one vehicle and access to GARAGE. The remainder is laid to lawn.

The **REAR GARDEN** is West backing and measures approx. 35'. Commencing with paved patio leading to lawn. Mature shrub borders. Summerhouse to remain.



GARAGE with up and over door. Power and lighting. Door to REAR GARDEN.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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