

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Watlington Road, South Benfleet, SS7 5DS



£365,000

On the ever popular Jotmans Hall estate and within easy reach of local schools, shops and Benfleet station for c2c links to London Fenchurch Street, via the High Road, is this three bedroom semi-detached chalet. The property is offered with NO ONWARD CHAIN and benefits from having a spacious lounge/diner; 15' 8" kitchen; ground floor shower room; ground floor bedroom/further reception room; low maintenance South West backing rear garden; garage and off street parking for two vehicles. EPC rating - E. Our ref: 16386

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Watlington Road, South Benfleet, SS7 5DS

Accommodation comprises:

Entrance via solid wood door to:

PORCH

Door to:

LOUNGE/DINER 25' 10" x 13' 8" reducing to 11' (7.87m x 4.17m > 3.35m)

Double glazed bay window to front aspect. Further double glazed box bay window to front aspect. Two radiators. Feature fireplace with electric fire. Door to stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Opening to:



INNER HALL

Doors to:

KITCHEN 15' 8" x 11' 1" (4.78m x 3.38m)

Double glazed window to side aspect. Further window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Space for range cooker with extractor fan above. Space for slimline dishwasher. Radiator. Wall mounted combi-boiler. Double glazed door to:



LEAN TO 14' 3" x 8' 6" (4.34m x 2.59m)

Perspex windows to rear and side aspects. Solid wood door to REAR GARDEN. Drinks bar to remain. Base units with space for under counter fridge and freezer. Storage cupboard with space for washing machine and tumble dryer.

GROUND FLOOR BEDROOM ONE/RECEPTION ROOM 11' 2" x 9' 7" (3.4m x 2.92m)

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



GROUND FLOOR SHOWER ROOM 7' 10" x 4' 6" (2.39m x 1.37m)

Inset spotlights. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM TWO 14' 5" x 9' 7" (4.39m x 2.92m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard. Access to eaves storage.



BEDROOM THREE 14' 6" x 6' 9" (4.42m x 2.06m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring. Built in storage cupboard.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to **GARAGE**. The remainder is stone shingle with shrub borders. Fencing to front boundaries.

The **REAR GARDEN** is 35' approx. maximum and South West backing. Mostly decked throughout leading to stone shingle area. Gated side access. Exterior power and lighting.



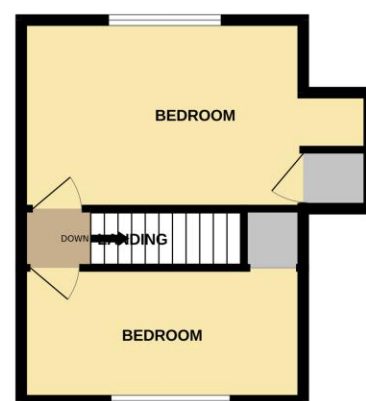
GARAGE

With double opening doors. Power and lighting.

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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