

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 1DY



£750,000

We are delighted to bring to the market with NO ONWARD CHAIN, this substantial four bedroom detached house situated in a desirable part of South Benfleet, within easy walking distance of High Road amenities, local schools and a mile from Benfleet station for railway links to London Fenchurch Street via c2c. This spacious family home benefits from having two/three reception rooms; kitchen with separate utility; bedroom one with ensuite; double garage with ample off street parking and a South backing rear garden measuring approx. 75' with outbuilding currently used as a gym. EPC rating - D. Our ref: 16510

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Cumberland Avenue, South Benfleet, SS7 1DY

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

Accommodation comprises

RECEPTION HALL 21' 3" x 8' 8" approx. (6.48m x 2.64m)

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Tiled floor. Doors to:

LOUNGE 17' 3" x 13' 9" (5.26m x 4.19m)

Coved and skimmed ceiling. UPVC double glazed French style doors providing access to GARDEN ROOM at rear. Feature fireplace with 8kw wood burner to remain. Two radiators.

KITCHEN 12' 1" x 11' 9" (3.68m x 3.58m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed door to side aspect. UPVC double glazed window to side aspect. Range of base, eye level and floor to ceiling units with granite working surfaces and tiled splashbacks. Two under counter stainless steel sinks with free standing chrome mixer tap. Range cooker to remain with tiled splashback and extractor over. Integrated fridge/freezer. Integrated dishwasher. Tiled floor.



UTILITY ROOM 7' 7" x 4' 10" (2.31m x 1.47m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Base and eye level units with roll edged working surfaces and matching upstands. Inset stainless steel sink. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Tiled floor.

DINING ROOM 13' 5" x 8' 5" (4.09m x 2.57m)

Coved and skimmed ceiling. UPVC double glazed French style doors leading to GARDEN ROOM at rear. Radiator. Tiled floor.



GARDEN ROOM/FAMILY ROOM 21' 8" x 13' 2" (6.6m x 4.01m)

Part uPVC, part glass GARDEN ROOM with glass vaulted ceiling. Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Tiled floor.

STUDY/THIRD RECEPTION ROOM 14' 4" x 11' 3" (4.37m x 3.43m)

Coved and skimmed ceiling. UPVC double glazed window to side aspect. Range of fitted units. Radiator.

GROUND FLOOR CLOAKROOM

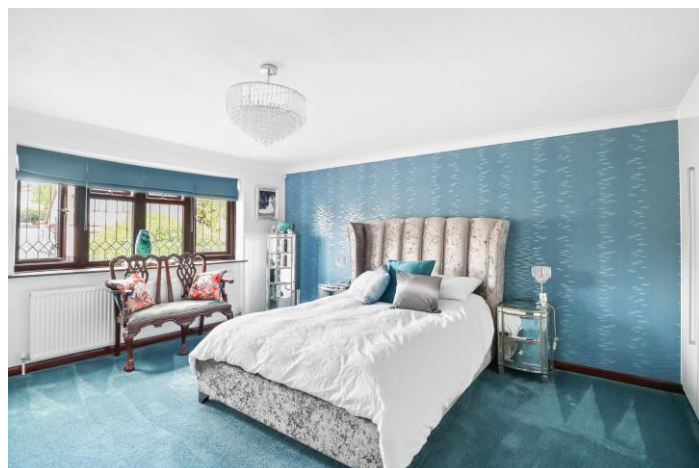
Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with chrome mixer tap. Radiator. Tiled walls. Tiled floor.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to side aspect. Built in storage cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 17' 7" reducing to 13' 9" x 15' (5.36m > 4.19m x 4.57m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Range of fitted wardrobes. Radiator. Door to:



ENSUITE SHOWER ROOM 5' 3" x 4' 8" (1.6m x 1.42m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, wall mounted vanity hand wash basin with chrome mixer tap and shower cubicle. Designer towel radiator. Tiled walls. Tiled floor.

BEDROOM TWO 13' 9" x 13' 4" (4.19m x 4.06m)

Coved and skimmed ceiling. UPVC double glazed French style doors to BALCONY. Range of fitted wardrobes. Two designer radiators. Wall mounted vanity hand wash basin.



BEDROOM THREE 11' 9" x 11' 6" (3.58m x 3.51m)

UPVC double glazed window to front aspect. Range of fitted wardrobes. Radiator. Wall mounted vanity hand wash basin with chrome mixer tap.

BEDROOM FOUR 13' 3" reducing to 9' 2" x 12' (4.04m > 2.79m x 3.66m)

Coved and skimmed ceiling. UPVC double glazed French style doors to BALCONY. Range of fitted wardrobes. Radiator.

FAMILY BATHROOM 9' 9" x 8' 7" (2.97m x 2.62m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Four piece white suite comprising close coupled w/c, wall mounted vanity his and hers hand wash basins with chrome mixer taps, double ended free standing bath with chrome mixer tap and shower cubicle. Tiled walls. Radiator. Tiled floor.



BALCONY

Accessible from BEDROOMS TWO and FOUR. With glass screening and stainless steel balustrade. Views across garden.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large, block paved driveway providing access to **DOUBLE GARAGE** and off street parking for numerous vehicles. Gated side access.

The **REAR GARDEN** measures approx. 75' and is South backing. Commencing with Indian sandstone paved patio with steps down to lawn. Various flower beds with established plants, trees and shrubs. Gated play area to rear of garden, with climbing frame and slides to remain. Shed at rear of **GARAGE** to remain. Wood storage unit to remain.



OUTBUILDING 15' 5" x 7' 10" (4.7m x 2.39m)

Currently used as a personal gym. UPVC double glazed door to **GARDEN**. UPVC double glazed window to rear aspect. Power and lighting.

DOUBLE GARAGE 18' 7" x 16' 7" (5.66m x 5.05m)

With two fob operated electric roller shutter doors. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.

1ST FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 2626 sq.ft. (243.9 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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