

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Constitution Hill, South Benfleet, SS7 1ED



Offers in Excess of £650,000

We are delighted to offer for sale this fantastic four double bedroom detached house with a rear garden measuring 230'! Conveniently situated within short walking distance of the High Road, easy reach of local schools and a mile from Benfleet mainline station with direct links to London Fenchurch Street via c2c, this property benefits from having spacious, modern kitchen/breakfast room; extended lounge; separate dining room; ground floor cloakroom; utility room; ensuite and dressing room to bedroom one; large outbuilding suitable for home office, gym or garden room and a double garage with off street parking for three vehicles. EPC rating - TBC. Our ref: 14979

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Constitution Hill, South Benfleet, SS7 1ED

Accommodation comprises:

Entrance via composite door to:

PORCH

Obscure double glazed windows to front and side aspects. Tiled floor. Door to:

HALLWAY

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Tiled floor. Solid oak doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Part tiled walls. Tiled floor.

DINING ROOM 11' 7" x 8' 10" (3.53m x 2.69m)

Skimmed ceiling with spotlight insets. Double glazed bay window to front aspect. Understairs storage cupboard. Tiled floor.



LOUNGE 23' 4" x 14' (7.11m x 4.27m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear and side aspects. Double glazed patio doors to REAR GARDEN. Four radiators.



KITCHEN/BREAKFAST ROOM 19' 8" x 10' 2" (5.99m x 3.1m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed door to side. Range of modern base and eye level units with solid granite working surfaces. Inset sink drainer. Inset 4 ring induction hob and further single gas hob with extractor fan above. Built in double electric ovens. Integrated dishwasher. Space for fridge/freezer. Space for wine fridge. Radiator. Tiled floor.

UTILITY ROOM 8' x 7' 5" (2.44m x 2.26m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Base and eye level units with roll edged working surfaces. Inset stainless steel sink. Space for washing machine and tumble dryer. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Loft access. Airing cupboard housing hot water cylinder. Radiator. Solid oak doors to:

BEDROOM ONE 14' x 11' 6" (4.27m x 3.51m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French style doors to BALCONY overlooking REAR GARDEN. Two radiators, one of which is a designer, mirrored one. Door to:



DRESSING ROOM 10' 7" x 6' 9" (3.23m x 2.06m)

Skimmed ceiling with spotlight insets. Fitted wardrobes. Tiled floor. Door to:

ENSUITE 6' x 5' 3" (1.83m x 1.6m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Obscure double glazed window to side aspect. Extractor fan. Tiled walls. Tiled floor.

BEDROOM TWO 12' 7" x 10' 1" (3.84m x 3.07m)

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



BEDROOM THREE 11' 5" x 10' 1" (3.48m x 3.07m)

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

BEDROOM FOUR 11' 3" max. x 10' 2" (3.43m x 3.1m)

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

FAMILY BATHROOM 8' x 7' (2.44m x 2.13m)

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 P-shaped bath with mixer shower. Chrome heated towel rail. Built in storage cupboard. Extractor fan. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles and access to **DOUBLE GARAGE**.

The **REAR GARDEN** is an amazing 230' in length with extensive block paved patio seating area with sleeper flower beds, leading on to expansive lawn area. Pathway to rear. Gated side access. Large storage shed. Exterior power and lighting.



OUTBUILDING 27' 3" max. x 26' 1" (8.31m x 7.95m)

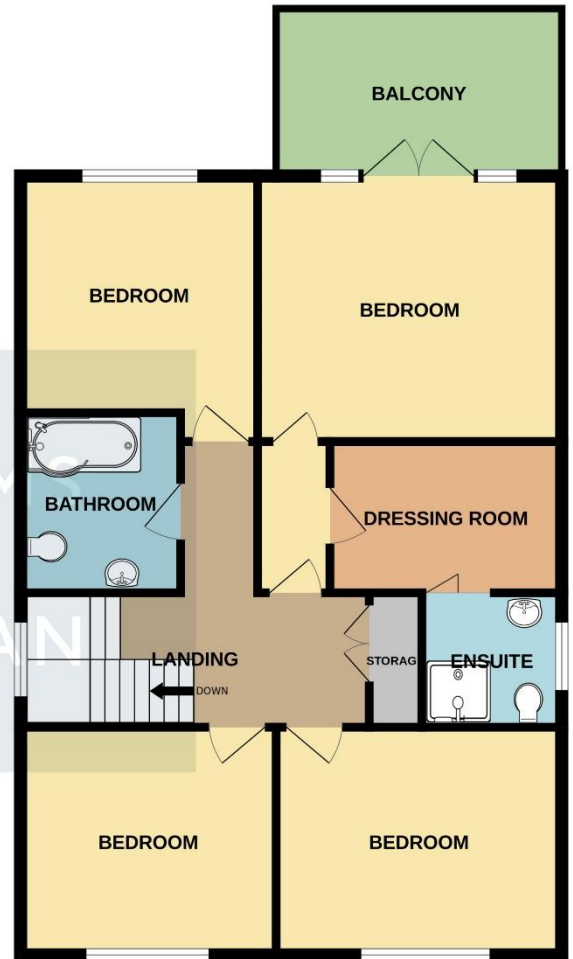
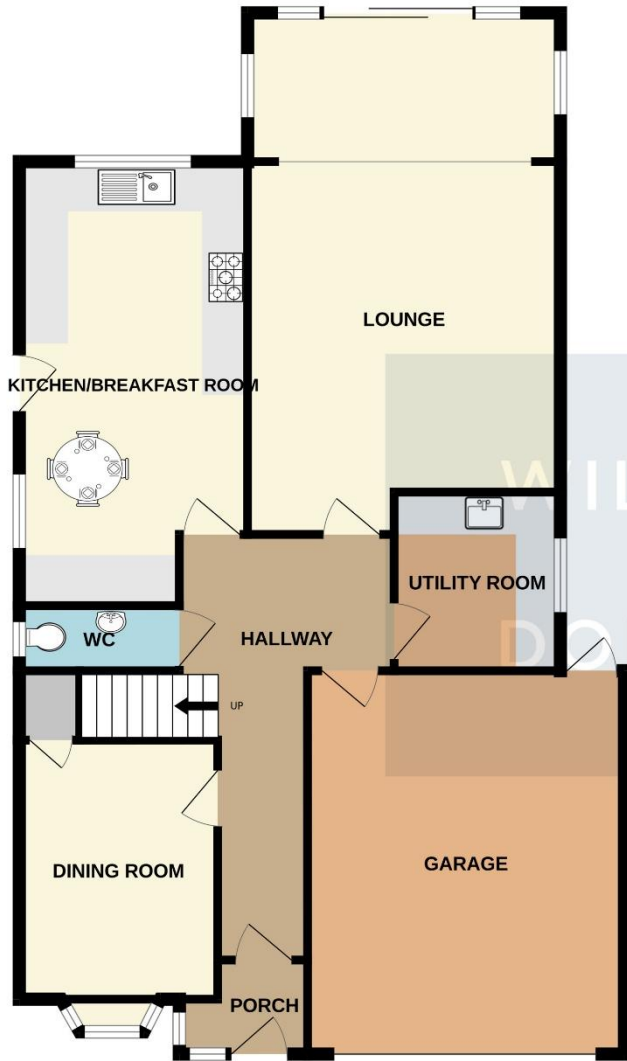
Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed French style doors to both sides. Drinks bar. Door to **CLOAKROOM**, with close coupled w/c and pedestal mounted hand wash basin.



DOUBLE GARAGE 17' 5" x 15' (5.31m x 4.57m) With up and over door. Power and lighting. Door to **HALLWAY**.

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.

1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.6 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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