

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 1DY



GUIDE PRICE £400,000 - £425,000

This extended two bedroom detached bungalow is situated in a sought after South Benfleet location, within easy reach of High Road schools and shops and benefits from having two reception rooms, a 50' South backing rear garden and off street parking for up to three vehicles. Just under half a mile's walk from Benfleet station, this lovely property would be an ideal prospect for those seeking to downsize in a desirable location.

EPC rating - E. Our ref: 16102

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Accommodation comprises:

Entrance via double glazed door to:

HALLWAY

Skimmed ceiling. Loft access. Radiator. Solid oak flooring. Solid oak doors to:

LOUNGE 14' x 11' 1" (4.27m x 3.38m)

Skimmed ceiling. Double glazed windows to side aspects. Feature gas fireplace. Opening to:



DINING ROOM 13' 10" x 11' (4.22m x 3.35m)

Skimmed ceiling. Double glazed patio doors leading to REAR GARDEN. Double glazed windows to both sides. Two radiators.



KITCHEN/BREAKFAST ROOM 13' 1" x 9' (3.99m x 2.74m)

Skimmed ceiling. Double glazed windows to rear and side aspects. Double glazed door to REAR GARDEN. Range of modern base and eye level units with solid oak working surfaces and tiled splashbacks. Inset sink drainer. Space for cooker with extractor fan above. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Breakfast bar.



BEDROOM ONE 11' 1" x 10' 10" (3.38m x 3.3m)

Double glazed window to front aspect. Radiator.



BEDROOM TWO 8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to front aspect. Radiator.



BATHROOM 6' 6" x 5' 9" (1.98m x 1.75m)

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 electric shower over. Chrome heated towel rail. Part tiled walls. Tiled floor.



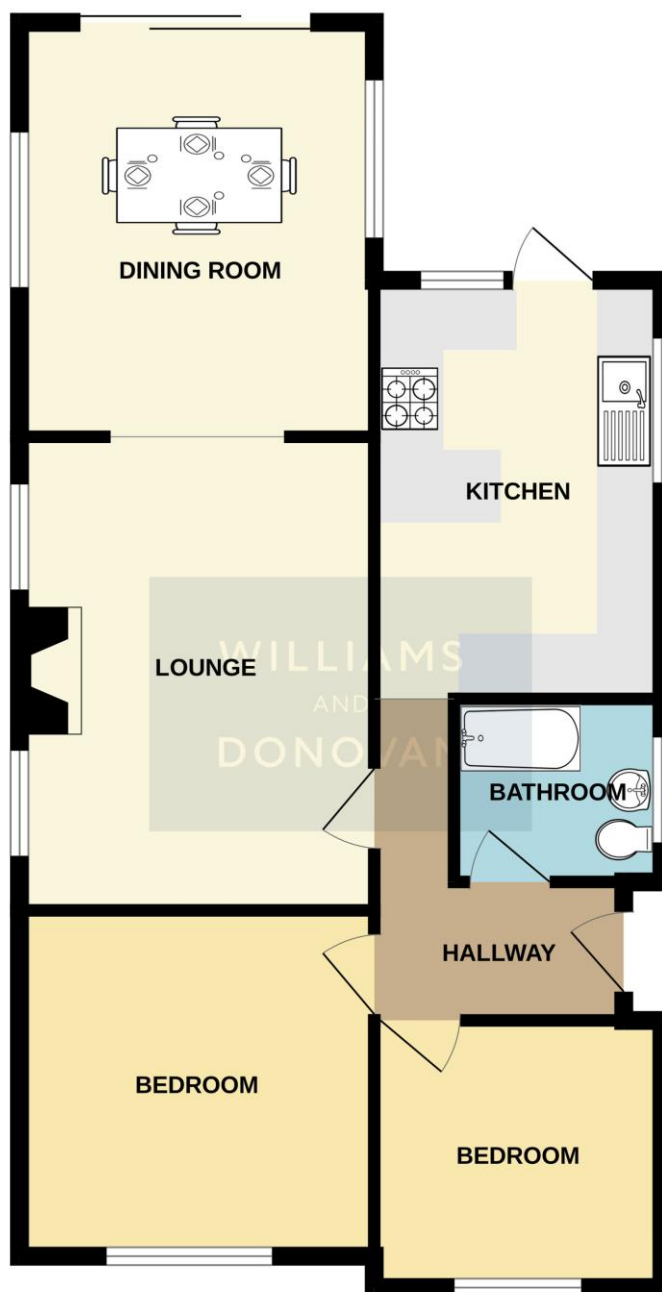
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for up to three vehicles. The remainder is laid to lawn with mature shrub borders. Gated side access.

The South backing **REAR GARDEN** measures approx. 50' and commences with paved patio leading to lawn. Hard standing area to rear with shed and large cabin, with power and lighting, to remain. Outside tap.



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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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