

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

South View Road, South Benfleet, SS7 5NE



£435,000

Situated in a sought after South Benfleet location within walking distance of local schools, shops and approx. one and a quarter miles from Benfleet station is this well maintained three bedroom semi-detached bungalow. This extended property benefits from having a 24' lounge/diner; 13' 8" kitchen; three good sized bedrooms; 35' rear garden and off street parking for numerous vehicles. EPC rating - TBC. Our ref: 16490

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South View Road, South Benfleet, SS7 5NE

Accommodation comprises:

Entrance via obscure glazed leadlight door to:

HALLWAY 9' 7" x 6' 4" (2.92m x 1.93m)

Skimmed vaulted ceiling. Velux window. Radiator. Opening to:

INNER HALLWAY 15' 5" x 6' 10" approx. (4.7m x 2.08m)

Skimmed ceiling. Radiator. Doors to:

BEDROOM ONE 16' 5" into bay reducing to 12' 6" x 14' 10" (5m into bay > 3.81m x 4.52m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Door to:



JACK AND JILL BATHROOM 10' 8" x 7' 7" approx. (3.25m x 2.31m)

Skimmed ceiling. Obscure double glazed window to side aspect. Four piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, panelled bath with chrome mixer tap and shower cubicle. Part panelled walls. Chrome heated ladder style towel rail. Door to INNER HALLWAY.



BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator.



BEDROOM THREE 11' reducing to 8' 4" x 7' 9" (3.35m > 2.54m x 2.36m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



KITCHEN 13' 8" x 13' 6" (4.17m x 4.11m)

Skimmed ceiling. Range of base, eye level and floor to ceiling units with roll edged working surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in twin eyeline electric oven. Integrated fridge/freezer. Space for washing machine inside cupboard. Laminate wood effect flooring. Open plan to:



LOUNGE/DINER 24' x 15' 4" (7.32m x 4.67m)

Skimmed ceiling. Two uPVC double glazed French style doors overlooking and providing access to REAR GARDEN. Radiator. Feature fireplace.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a shingle driveway providing off street parking for numerous vehicles. Gated side access. Raised flower bed with mature shrubs.

The **REAR GARDEN** measures **35' x 27'** and commences with paved patio leading to lawn. Summerhouse to remain. Side storage area with double opening gate to front of property.



GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.
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