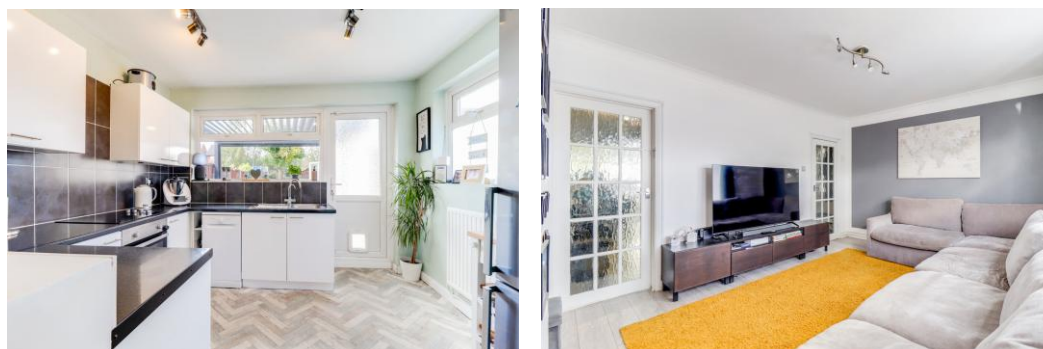


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Albert Road, Benfleet, SS7 4DJ



GUIDE PRICE £375,000 - £390,000

This well presented three bedroom semi-detached house is situated in a Benfleet cul-de-sac location within easy reach of the many amenities at nearby Tarpots, as well as conveniently for major routes via the A13. Benefitting from having two reception rooms; three good sized bedrooms; modern ground floor bathroom; rear garden measuring approx. 65' with outbuilding suitable for home office or garden room, with its own cloakroom, and off street parking for two vehicles. EPC rating - D. Our ref: 16080

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Albert Road, Benfleet, SS7 4DJ

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Doors to:

GROUND FLOOR BATHROOM 8' 6" x 5' 5" (2.59m x 1.65m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Modern three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Heated towel rail. Tiled walls. Tiled floor.



LOUNGE 15' 8" x 11' 3" (4.78m x 3.43m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Wall lighting. Laminate flooring.



DINING ROOM 15' 10" x 11' 5" reducing to 9' 7" (4.83m x 3.48m > 2.92m)

Skimmed ceiling. Understairs storage cupboard. Wall lighting. Radiator. Opening to:



KITCHEN 10' 9" x 9' 1" (3.28m x 2.77m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring electric hob with electric oven under. Space for slimline dishwasher. Space for fridge/freezer. Radiator.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Doors to:

BEDROOM ONE 15' 10" x 10' 4" (4.83m x 3.15m)

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



BEDROOM TWO 9' 6" x 8' 9" (2.9m x 2.67m)

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



BEDROOM THREE 10' 9" x 6' (3.28m x 1.83m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Radiator. Eaves storage.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles.

The **REAR GARDEN** measures approx. 65' and commences with paved patio leading to lawn. Shed to remain. Outside tap. Gated side access.



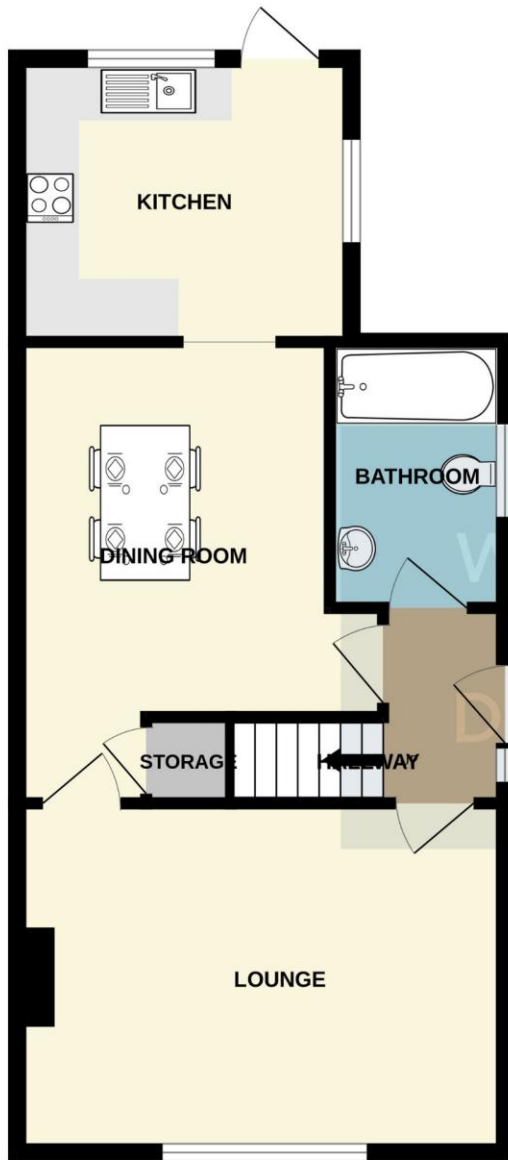
OUTBUILDING 23' x 8' 2" (7.01m x 2.49m)

Skimmed ceiling. Double glazed windows to side aspect. Space and plumbing for washing machine and tumble dryer.

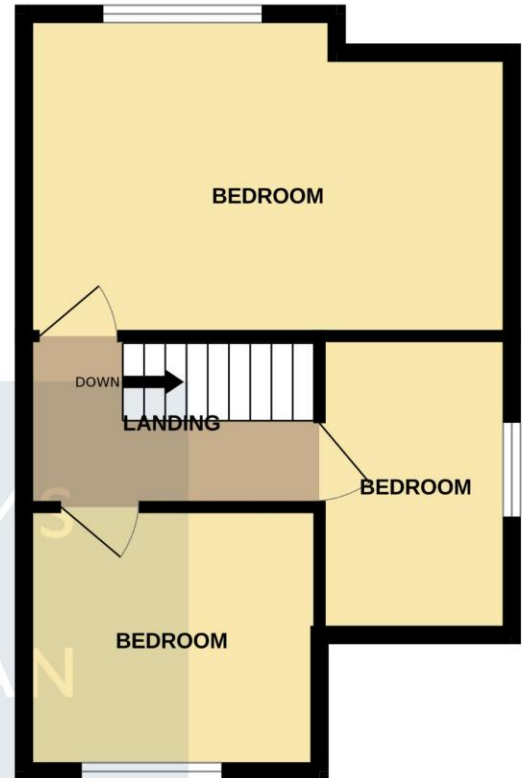


Cloakroom with low level w/c and hand wash basin.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.