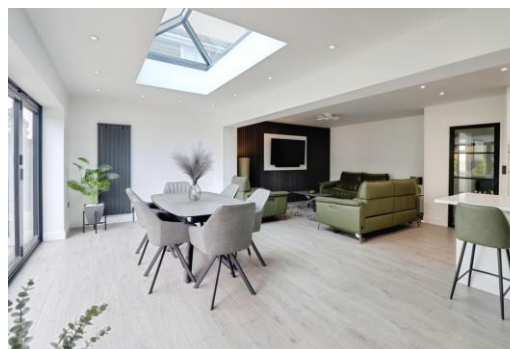
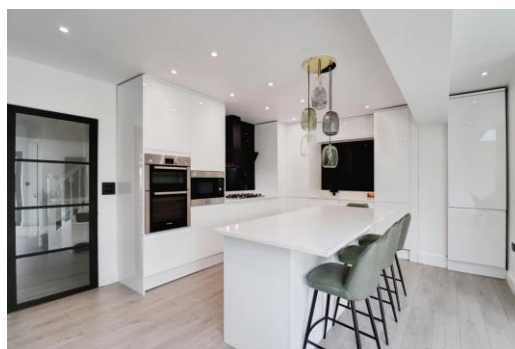


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Farm Road, South Benfleet, SS7 5JS



Offers in Excess of £550,000

In a sought after South Benfleet location within half a mile's walk of Benfleet station and short walking distance of High Road schools and shopping facilities, is this extended four bedroom detached chalet. This beautifully presented property has been extensively refurbished by the current owner and benefits from having a spacious kitchen/family room; separate utility room; two bedrooms to each floor with the option to use one of the ground floor ones as a reception room; shower room to ground floor and bathroom to first floor; off street parking for numerous vehicles and a 45' approx. rear garden with outbuilding.

EPC rating - D. Our ref: 16562

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

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



Hall Farm Road, South Benfleet, SS7 5JS

Accommodation comprises:

Entrance via composite door to:

PORCH 5' 2" x 2' 7" (1.57m x 0.79m)

Skimmed ceiling. Tiled floor. Door to:

HALLWAY

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

BEDROOM TWO 15' 4" into bay x 11' 5" (4.67m x 3.48m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator. Laminate flooring.



BEDROOM THREE 12' 3" x 12' (3.73m x 3.66m)

Coved and skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator. Laminate flooring.



KITCHEN/FAMILY ROOM 27' 7" reducing to 11' 4" x 20' (8.41m > 3.45m x 6.1m)

Skimmed ceiling with spotlight insets. Skylight. Bi-folding door providing access to and overlooking REAR GARDEN. Range of base and full length units with quartz working surfaces and glass splashbacks. Inset 5 ring stainless steel gas hob with extractor hood over. Under counter sink with free standing mixer tap. Instant hot water tap. Built in

double electric oven. Integrated microwave. Integrated dishwasher. Integrated fridge/freezer. Matching island with breakfast bar and drawers under. Media wall with space for TV. Three radiators. Laminate flooring. Opening to:



UTILITY ROOM 6' 8" x 5' 10" (2.03m x 1.78m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect. Base level units with roll edged working surfaces. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Laminate flooring.

SHOWER ROOM

Coved and skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and double shower cubicle. Ladder style towel rail. Built in storage cupboard.

FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Eaves storage cupboard. Doors to:

BEDROOM ONE 20' x 13' 5" reducing to 10' (6.1m x 4.09m > 3.05m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to front and rear aspects. Two radiators. Two built in storage cupboards.



BEDROOM FOUR 10' 2" x 7' approx. (3.1m x 2.13m)
Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Radiator.



BATHROOM 8' 4" x 6' 6" (2.54m x 1.98m)
Skimmed ceiling with spotlight insets. UPVC obscure double glazed window to side aspect. Four piece white suite comprising enclosed w/c, vanity mounted hand wash basin, double ended bath with chrome shower mixer tap and double walk in shower cubicle. Tiled walls. Ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for numerous vehicles. Gated side access to each side.

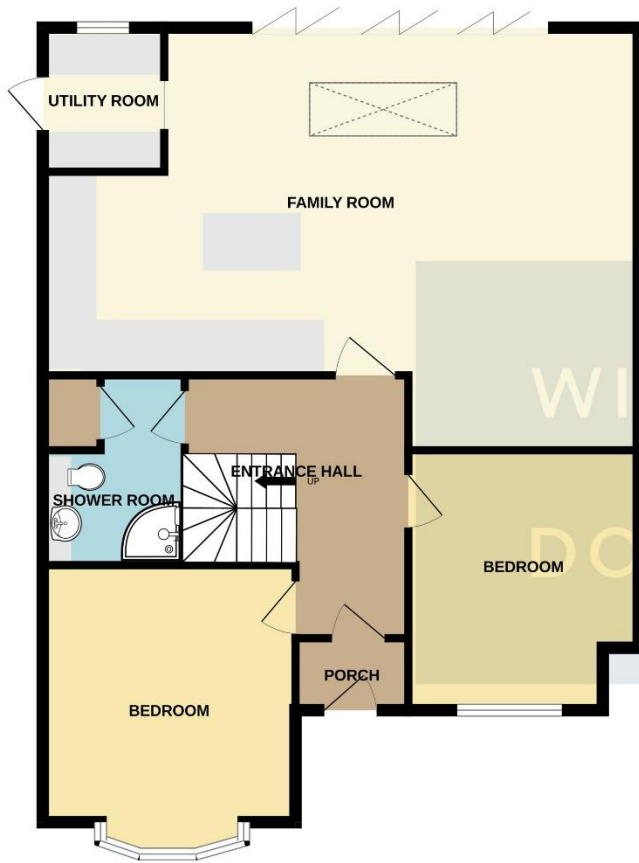
The **REAR GARDEN** measures approx. 45' and commences with patio area with pathway. The remainder is mostly laid to lawn with established flower beds and shrubs. Fencing to all boundaries.

OUTBUILDING 15' 8" x 10' 3" (4.78m x 3.12m)

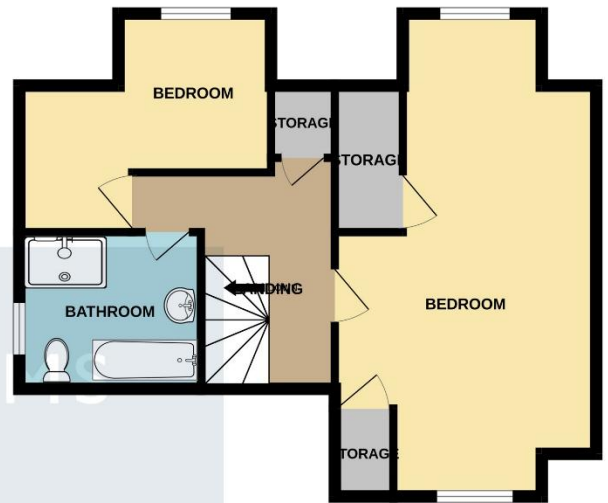
Window to side aspect. Door to front. Bar area with LED feature lighting. Laminate wood effect flooring. Also has a separate w/c.



GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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