

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Kings Road, South Benfleet, SS7 1JP



**£675,000**

In a highly desirable South Benfleet location, within easy reach of High Road shops, local schools and half a mile from Benfleet station, is this three bedroom detached house.

Offered for sale with NO ONWARD CHAIN and occupying a good sized plot which also benefits from an additional plot to the rear measuring approx. 1.2 acres, whilst requiring modernisation, this property offers the opportunity of creating a family home for life, with a lovely woodland garden and superb views towards the Estuary.

EPC rating - D. Our ref: 16519

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

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# Kings Road, South Benfleet, SS7 1JP

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

## RECEPTION HALL 8' 8" x 7' 9" (2.64m x 2.36m)

UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:

## LOUNGE 16' 5" x 12' 6" (5m x 3.81m)

Dual aspect uPVC double glazed window to front and side aspects with views towards the Estuary. Two radiators. Wood burner with stainless steel hearth. Door to stairs down to FAMILY ROOM. Open plan to:



## DINING ROOM 11' 8" x 9' 2" (3.56m x 2.79m)

UPVC double glazed window to rear aspect. Radiator.



## FAMILY ROOM 18' 4" x 10' 5" (5.59m x 3.18m)

Vaulted ceiling. UPVC double glazed windows to front and rear aspects. Two radiators.



## KITCHEN/BREAKFAST ROOM 15' 5" x 10' 7" reducing to 7' 3" (4.7m x 3.23m > 2.21m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Door to LOBBY at rear. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space for electric cooker. Space for dishwasher. Space for washing machine. Space for fridge and freezer. Two radiators.



## REAR LOBBY

UPVC double glazed windows to side and rear aspects. UPVC double glazed door to side aspect providing access to REAR GARDEN. Door to:

## GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to rear aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Wall mounted gas combi boiler. Part tiled walls. Radiator.

## FIRST FLOOR LANDING

Loft access hatch. UPVC double glazed window to side aspect. Two built in storage cupboards. Doors to:



### BEDROOM ONE 10' 4" x 10' 2" (3.15m x 3.1m)

Dual aspect uPVC double glazed windows to front and side aspects with lovely views towards the Estuary. Built in wardrobe and drawers. Radiator.



### BEDROOM TWO 10' 3" x 8' 4" approx. (3.12m x 2.54m)

UPVC double glazed window to front aspect. Built in wardrobe and drawers. Radiator.

### BEDROOM THREE 9' 4" x 6' 5" (2.84m x 1.96m)

Skimmed ceiling. UPVC double glazed window to side aspect with views towards Estuary. Built in wardrobe. Radiator.

### SHOWER ROOM 6' 9" x 5' 6" (2.06m x 1.68m)

Two obscure uPVC double glazed windows to rear aspect. Two piece white suite comprising vanity mounted hand wash basin and double walk in shower cubicle. Part tiled walls. Radiator.

### SEPARATE W/C

Obscure window to side aspect. Close coupled w/c and wall mounted hand wash basin. Built in storage cupboard.

### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for two vehicles and access to GARAGE and CAR PORT. The remainder is laid to lawn with established trees and shrubs.

The **REAR GARDEN** measures approx. 50'.

Commencing with patio area, leading to mostly laid lawn which, in turn leads on to approx. 1.2 acres of woodland, which abuts Boyce Hill Golf Course.

### DETACHED GARAGE

With double opening doors. Door to patio area. Power and lighting.



### Agent's Note:

The woodland area of 1.2 acres has a covenant which states that it may not be developed into a building plot.

GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.  
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#### 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.