

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kale Road, South Benfleet, SS7 1HU



£385,000

In a quiet South Benfleet cul-de-sac location, within easy reach of local schools and a short drive to High Road shops, Benfleet station and other amenities, is this beautifully presented three bedroom semi-detached house. Ideally suited for FIRST TIME BUYERS or BUY TO LET investors, this lovely property benefits from having a spacious lounge; kitchen with separate utility; garage with off street parking for three vehicles and a 43' South east backing rear garden. EPC rating - TBC. Our ref: 15598

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Kale Road, South Benfleet, SS7 1HU

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Obscure double glazed windows to front aspect. Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Ornate radiator. Part tiled flooring, part laminate flooring. Doors to:



KITCHEN 11' 5" x 8' 2" (3.48m x 2.49m)

Double glazed bay window to front aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Stainless steel sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Laminate flooring. Door to:



UTILITY ROOM 9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Radiator. Tiled flooring. Sliding door to GARAGE.

LOUNGE/DINER 16' 4" x 14' 10" (4.98m x 4.52m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Feature fireplace. Two radiators.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Airing cupboard. Doors to:

BEDROOM ONE 12' 8" x 11' 5" (3.86m x 3.48m)

Skimmed ceiling. Double glazed windows to front and side aspects. Fitted wardrobes. Radiator.



BEDROOM TWO 9' 2" x 8' 8" max. (2.79m x 2.64m)

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



BEDROOM THREE 9' 2" x 7' 3" max. (2.79m x 2.21m)

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



BATHROOM 6' 9" x 5' 7" (2.06m x 1.7m)

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. Laminate flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for up to three vehicles, and access to GARAGE. Mature shrub borders. Outside tap.

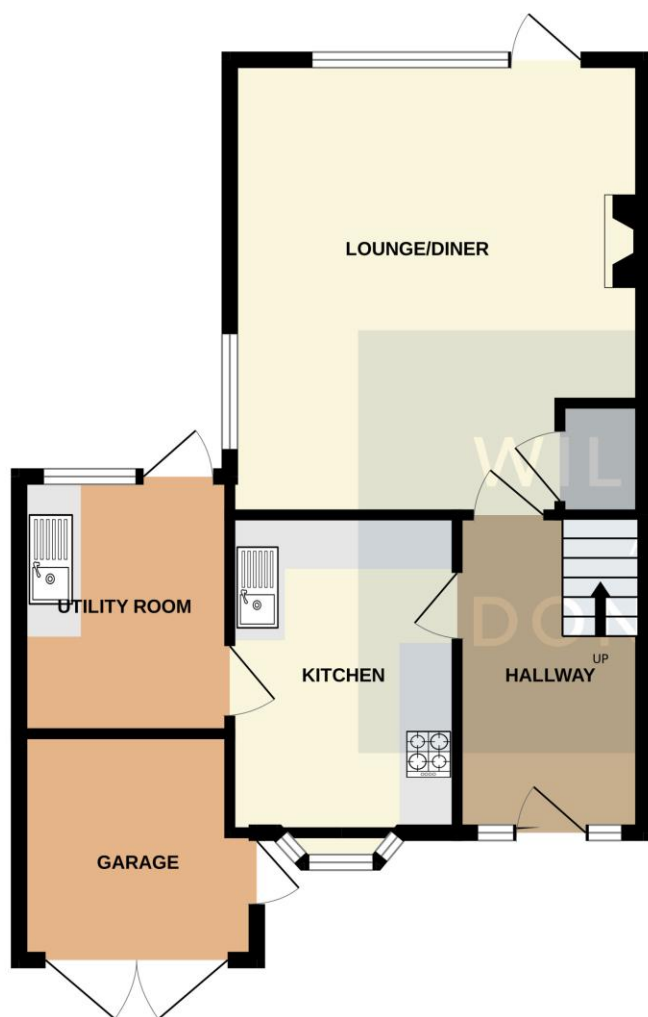
The **REAR GARDEN** is South east backing and measures approx. 43'. Commencing with paved patio leading to lawn. Sleeper flower beds. Decking area to rear. Outside tap. Exterior lighting.



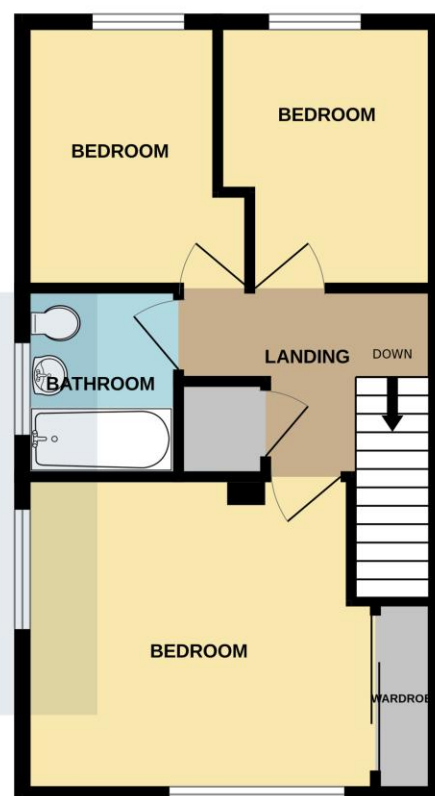
GARAGE 8' 6" x 8' 3" max. (2.59m x 2.51m)

Partially converted. With double opening doors. Power and lighting.

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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