

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downer Road North, Benfleet, SS7 3HP



£375,000

Situated in a peaceful woodland setting and offered for sale with NO ONWARD CHAIN is this deceptively spacious two bedroom semi-detached bungalow. This well cared for property benefits from having a kitchen measuring 12' 10"; 17' lounge; conservatory; dining room; shower room and two double bedrooms, and also has a garage with off street parking and an approx. 40' rear garden. EPC rating - D. Our ref: 16540

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

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



Downer Road North, Benfleet, SS7 3HP

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Obscure double glazed window to front aspect. Loft access. Radiator. Doors to:

LOUNGE 17' x 12' (5.18m x 3.66m)

Feature fireplace. Radiator. Laminate flooring. Opening to:



DINING ROOM 14' 8" x 7' (4.47m x 2.13m)

Double glazed window to rear aspect. Double glazed French style doors leading to REAR GARDEN. Radiator. Laminate flooring. Opening to:



CONSERVATORY 9' 4" x 6' 9" (2.84m x 2.06m)

Double glazed windows to all sides. Double glazed French style doors leading to REAR GARDEN. Radiator. Laminate flooring.



KITCHEN/BREAKFAST ROOM 12' 10" x 11' 7" (3.91m x 3.53m)

Double glazed windows to side and rear aspects. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl ceramic sink with drainer. Space for cooker. Space for washing machine. Space for fridge/freezer. Space for tumble dryer. Built in storage cupboard. Radiator. Tiled floor.



BEDROOM ONE 14' 6" x 11' 2" (4.42m x 3.4m)

Double glazed bay window to front aspect. Radiator. Laminate flooring.



BEDROOM TWO 11' x 8' 6" (3.35m x 2.59m)
Double glazed window to side aspect. Radiator.



SHOWER ROOM 7' 5" x 6' 4" (2.26m x 1.93m)
Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with electric shower. Tiled walls. Chrome heated towel rail. Laminate flooring.



OUTSIDE OF PROPERTY:

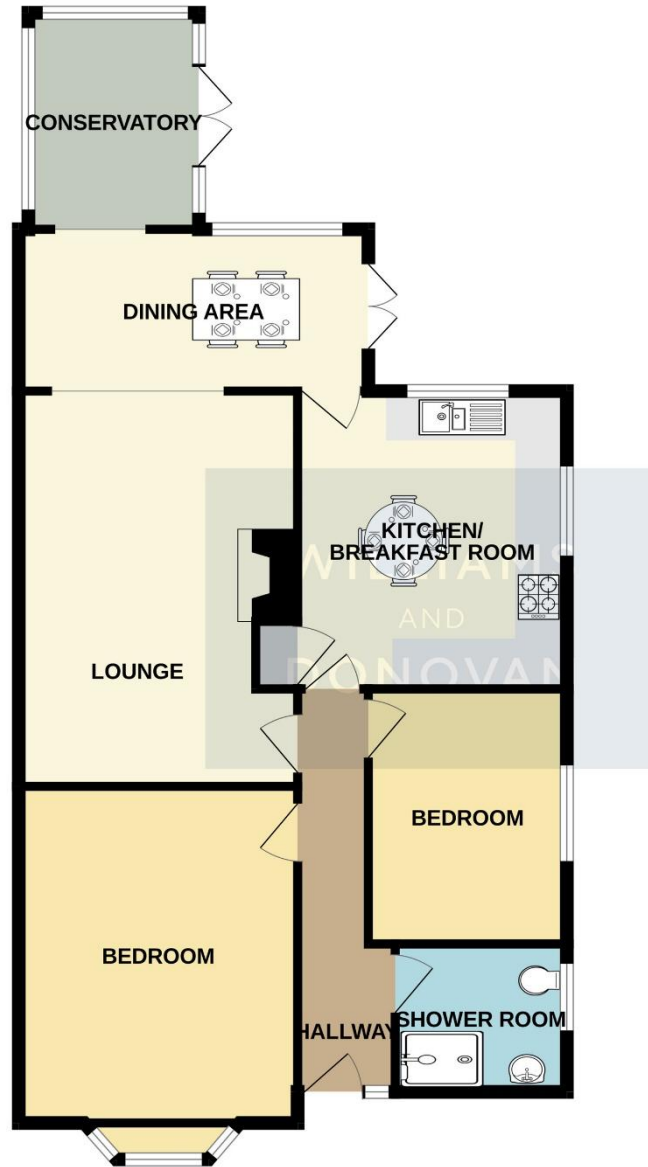
To the **FRONT** of the property is a driveway providing off street parking for two vehicles. The remainder comprises a stone shingle area and shrub borders. Gated side access.

The **REAR GARDEN** measures approx. 40' and commences with paved patio with steps down to lawn. Mature shrub and plant borders. Shed to remain. Outside tap.



GARAGE with up and over door. Power and lighting.

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.
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.