

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 5NG



Offers in Excess of £700,000

In a sought after South Benfleet location within easy reach of local schools, High Road shops and just over a mile and a quarter from Benfleet station with direct links to London Fenchurch Street, is this impressive four bedroom link detached family home. This attractive property benefits from having spacious living accommodation including 23' 1" lounge; 21' family room/dining room; study; kitchen with separate utility; four double bedrooms with ensuite to bedroom one; garage with off street parking for numerous vehicles and a 65' rear garden. EPC rating - TBC. Our ref: 13772

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Kimberley Road, South Benfleet, SS7 5NG

Accommodation comprises:

HALLWAY

Entrance door to hallway with coved and skimmed ceiling with inset spotlights. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Solid wood flooring. Doors to:

LOUNGE 23' 1" x 12' (7.04m x 3.66m)

Coved and skimmed ceiling with inset spotlights. Double glazed window to front aspect. Further double glazed window to side aspect. Feature fireplace with electric fire. Radiator. Solid wood flooring.



KITCHEN 15' x 11' 10" (4.57m x 3.61m)

Coved and skimmed ceiling with inset spotlights. Extensively fitted with a range of base and eye level units with roll top working surfaces and tiled splashbacks. Ceramic butler sink with drainer. Space for range style oven with extractor fan above. Space for American style fridge/freezer. Integrated dishwasher. Central island with base level units and matching roll top working surface incorporating breakfast bar. Laminate flooring. Open plan to FAMILY ROOM/DINING ROOM. Door to:



UTILITY ROOM 11' 5" x 9' 9" (3.48m x 2.97m)

Coved and skimmed ceiling with inset spotlights. Double glazed door to REAR GARDEN. Base level units with roll top working surfaces. Space for washing machine. Space for tumble dryer. Radiator. Laminate flooring.

FAMILY ROOM/DINING ROOM 21' x 9' 9" (6.4m x 2.97m)

Coved and skimmed ceiling with inset spotlights. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Laminate flooring.



STUDY 12' x 5' 9" (3.66m x 1.75m)

Coved and skimmed ceiling with inset spotlights. Double glazed window to side aspect. Radiator. Laminate flooring.

GROUND FLOOR CLOAKROOM

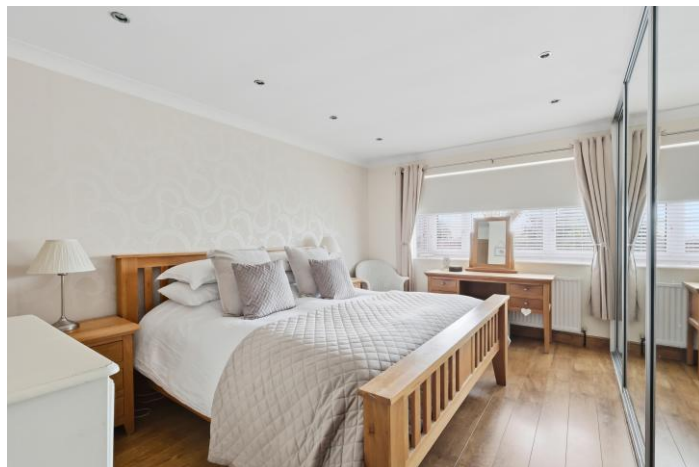
Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted hand wash basin with tiled splashback. Radiator. Solid wood flooring.

FIRST FLOOR LANDING

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Loft access. Airing cupboard. Doors to:

BEDROOM ONE 14' 5" x 9' 9" (4.39m x 2.97m)

Coved and skimmed ceiling with inset spotlights. Double glazed box bay window to front aspect. Fitted mirror fronted wardrobes. Radiator. Laminate flooring. Door to:



ENSUITE 8' 3" x 4' 9" (2.51m x 1.45m)

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Part tiled walls. Tiled floor.

BEDROOM TWO 13' 3" x 9' (4.04m x 2.74m)

Coved and skimmed ceiling with inset spotlights. Double glazed box bay window to front aspect. Radiator.



BEDROOM THREE 12' x 11' 5" (3.66m x 3.48m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.

BEDROOM FOUR 12' x 9' 5" (3.66m x 2.87m)

Coved and skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Radiator. Laminate flooring.

FAMILY BATHROOM 8' 2" x 8' 1" (2.49m x 2.46m)

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, vanity mounted hand wash basin, panelled bath and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles and access to **GARAGE**. Gated side access.

The **REAR GARDEN** measures approx. 65' in length and commences with paved patio seating area leading to lawn. Shrub and flower bed borders. Raised decked area with inset splash pool to remain. Shed to remain.

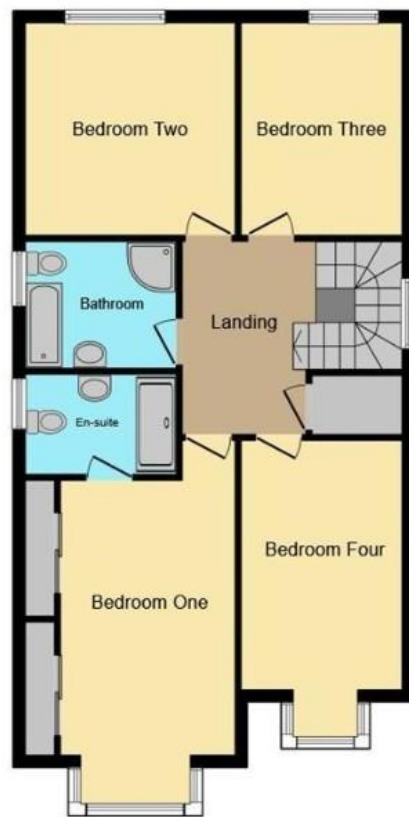


GARAGE 16' 9" x 8' 10" (5.11m x 2.69m)

With up and over door. Power and lighting. Door to rear providing access to **REAR GARDEN**.



Ground Floor



First Floor

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.