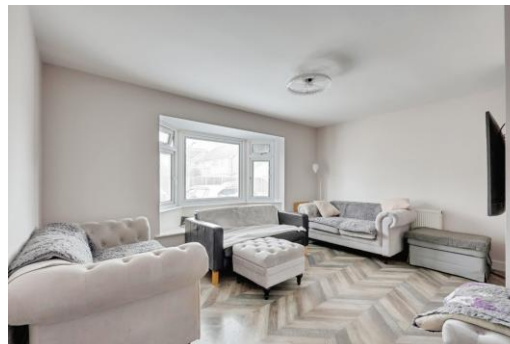


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Seamore Avenue, Benfleet, SS7 4EZ



GUIDE PRICE £400,000 - £425,000

This spacious four bedroom semi-detached house is situated in the desirable dual catchment area for The Appleton School and The King John School. Benefitting from having a modern kitchen; ground floor bedroom/dining room; ground floor cloakroom; West backing rear garden measuring approx. 45' and ample off street parking, this property is also conveniently situated for local schools, shops, parks and bus routes.

EPC rating - D. Our ref: 12886

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

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Seamore Avenue, Benfleet, SS7 4EZ

Accommodation comprises:

Entrance via uPVC double glazed composite door to:

PORCH

Double glazed windows to front and side. Door to:

HALL

Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:



LOUNGE 14' 9" x 11' 7" (4.5m x 3.53m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



KITCHEN 19' 3" x 8' (5.87m x 2.44m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door providing access to REAR GARDEN. Comprehensive range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset ceramic one and a half bowl sink. Inset 4 ring induction hob with extractor fan above. Built in double electric ovens. Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Built in

understairs storage cupboard. Concealed wall mounted boiler.

GROUND FLOOR BEDROOM/DINING ROOM 13' 2" x 11' 5" (4.01m x 3.48m)

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



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 11' 8" x 10' 9" (3.56m x 3.28m)

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



BEDROOM TWO 11' 6" x 9' 4" (3.51m x 2.84m)

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



BEDROOM THREE 10' 1" x 9' 4" (3.07m x 2.84m)

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

BATHROOM 7' 6" x 5' 10" (2.29m x 1.78m)

Skimmed ceiling. Obscure double glazed window to front aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and shower cubicle with mixer shower. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a paved driveway provides off street parking for numerous vehicles. Gated side access.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 45'. Commencing with paved patio leading to lawn. Shrub borders. Path to hard standing area at rear with fully insulated CABIN, with power and lighting, to remain. Exterior lighting. Exterior power. Outside tap. Fencing to all boundaries. Gated side access.



GROUND FLOOR

1ST FLOOR



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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