

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oak Walk, Benfleet, SS7 4SA



£365,000

Situated in a quiet, desirable Benfleet cul-de-sac location, within the dual catchment area for both The King John School and The Appleton School, and offered for sale with NO ONWARD CHAIN is this lovely three bedroom semi-detached house. Being located in close proximity to local park and easy reach of local primary schools and shops, this property benefits from having a spacious kitchen/diner measuring 20' 4"; 19' 5" lounge; ground floor bedroom/study; three first floor bedrooms; 33' West backing rear garden and off street parking for two/three vehicles. EPC rating - D. Our ref: 16469

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Accommodation comprises:

Entrance via obscure door to:

PORCH 4' 8" x 4' 7" (1.42m x 1.4m) Tiled floor.
Door to:

LOUNGE 19' 5" reducing to 15' 1" x 12' 5" (5.92m x 4.6m x 3.78m)
UPVC double glazed window to front aspect.
Stairs to FIRST FLOOR ACCOMMODATION.
Radiator. Double opening doors to:



KITCHEN/DINER 20' 4" x 9' 4" (6.2m x 2.84m)
UPVC double glazed window to rear aspect.
UPVC double glazed French style doors to REAR GARDEN. Range of base and eye level units with square edged tiled working surfaces and inset one and a half bowl sink drainer with chrome mixer tap. Gas cooker to remain with extractor hood over. Space for dishwasher. Space for washing machine. Wall mounted Vaillant boiler. Built in storage cupboard with fridge/freezer to remain. Radiator. Tile effect flooring.



GROUND FLOOR BEDROOM FOUR/STUDY 16' 1" x 8' 3" (4.9m x 2.51m)
UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to side aspect. Loft access hatch. Doors to:

BEDROOM ONE 15' 1" x 11' 2" approx. (4.6m x 3.4m)
UPVC double glazed window to front aspect.
Radiator.



BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m)
UPVC double glazed window to rear aspect.
Radiator. Built in airing cupboard housing hot water cylinder.



BEDROOM THREE 8' 8" x 8' 1" (2.64m x 2.46m) UPVC double glazed window to front aspect. Radiator.

BATHROOM 8' 4" x 6' 3" (2.54m x 1.91m) Obscure dual aspect uPVC double glazed windows to rear and side aspects. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower over. Ladder style towel rail. Part tiled walls.



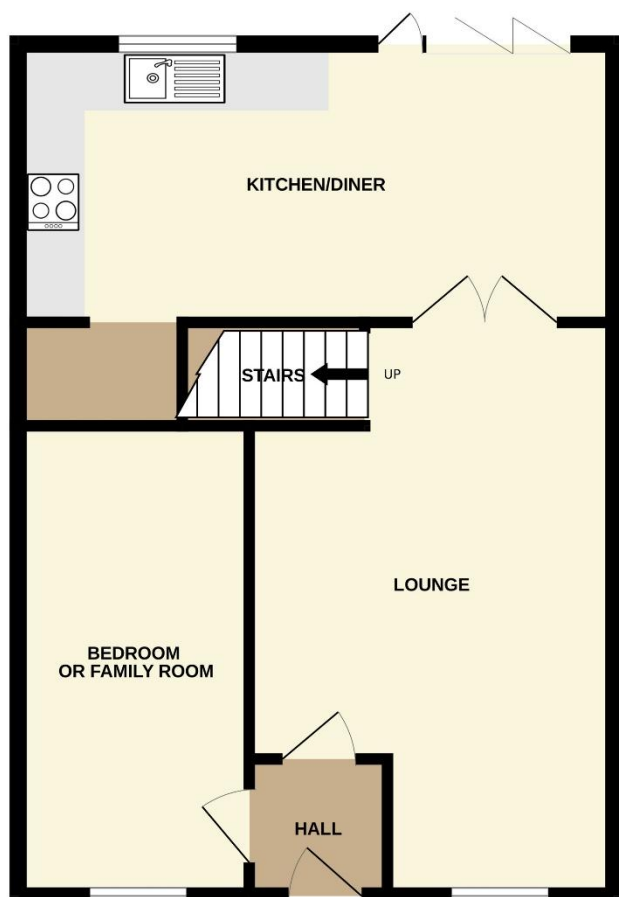
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two/three vehicles. Lawn area. Gated side access to side storage area.

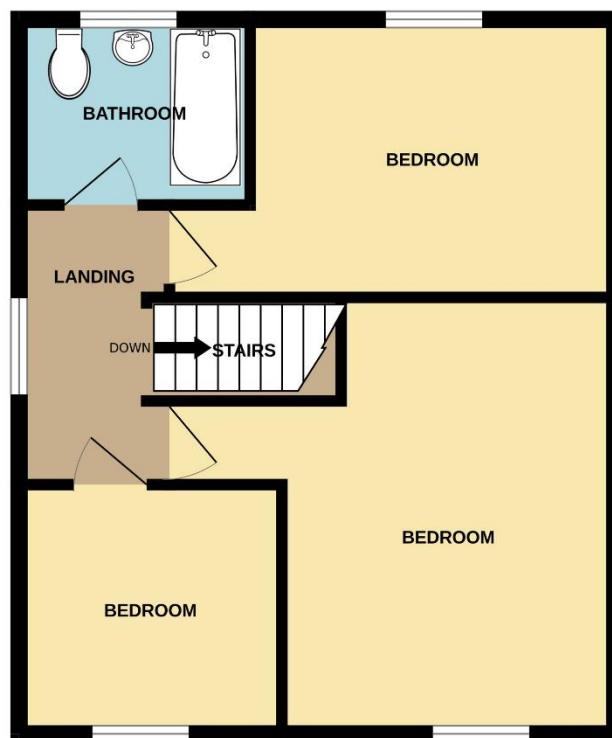
As previously mentioned, the West backing **REAR GARDEN** is un-overlooked and measures approx. 33'. Commencing with decking area leading to lawn. Various flower beds and established shrubs and plants. Shed at rear to remain. Side access gate to LEAN TO with storage area. Fencing to all boundaries.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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.