

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bowers Road, Benfleet, SS7 5PZ



GUIDE PRICE £400,000 - £425,000

Situated in a quiet Benfleet cul-de-sac location, South of the London Road, is this lovely, extended two bedroom semi-detached bungalow. Offered for sale with NO ONWARD CHAIN, this delightful property benefits from having a spacious modern kitchen/family room with bi-folding doors to the rear; lounge; modern five piece bathroom; 75' Southerly backing rear garden and off street parking for several vehicles.

EPC rating - TBC. Our ref: 15789

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling with loft access hatch. Built in storage cupboard. Radiator. Doors to:

LOUNGE 14' x 11' 4" (4.27m x 3.45m)

Skimmed ceiling. Fireplace with wood burner to remain. Open plan to:



KITCHEN/FAMILY ROOM 16' 8" x 16' 1" (5.08m x 4.9m)

Skimmed ceiling with spotlight insets. UPVC double glazed bi-folding door providing access to and overlooking REAR GARDEN. Two double glazed Velux windows. Range of modern base, eye level and full height units with quartz working surfaces and matching upstands. Inset stainless steel sink with free standing chrome mixer tap. Inset 6 ring gas hob with extractor hood over and quartz splashback. Built in twin electric ovens. Integrated Bosch fridge/freezer. Fisher and Paykel double dishwasher to remain. Built in storage cupboard. Two designer wall radiators. Tiled floor.



BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 8' 9" x 8' 8" (2.67m x 2.64m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BATHROOM 12' 3" x 8' 8" reducing to 5' 8" (3.73m x 2.64m > 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Five piece modern white suite comprising close coupled w/c, bidet, wall mounted vanity hand wash basin, double ended bath with wall mounted mixer tap and double walk in shower cubicle. Tiled walls. Tiled floor.



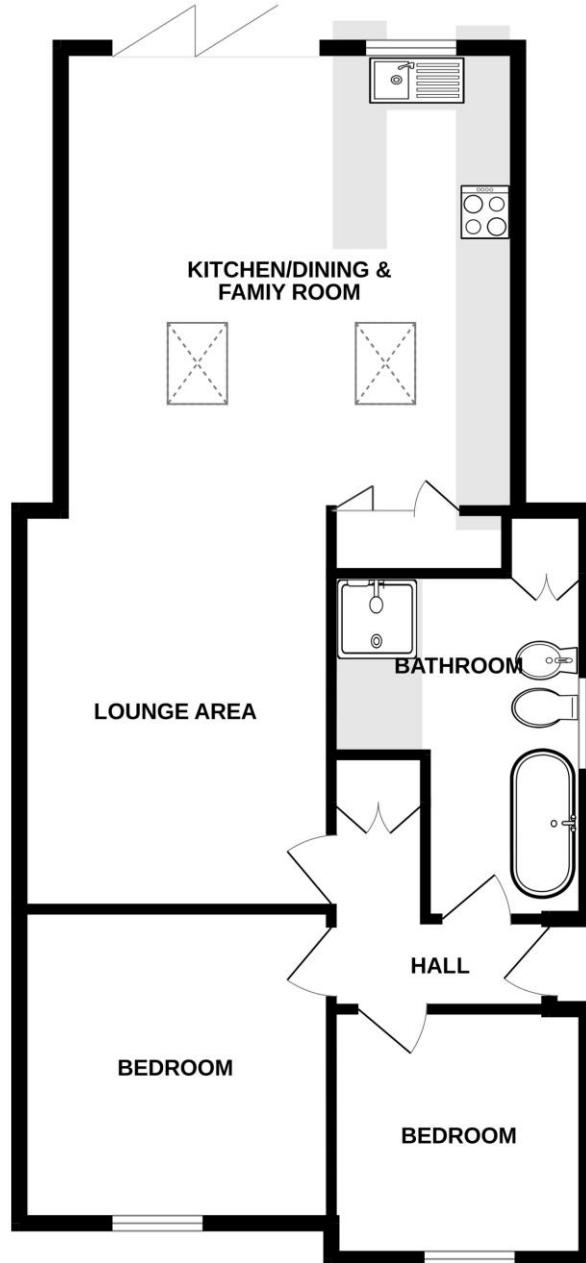
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shingle area, with block paved driveway alongside providing off street parking for several vehicles. Brick retaining wall to front boundary.

The **REAR GARDEN** is Southerly backing and measures approx. 75'. Commencing with paved patio leading to shingle flower bed with pergola, and on to lawn area. Fencing to all boundaries. Gated side access to front



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.
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