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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kents Hill Road, Benfleet, SS7 5XS



Offers in Excess of £450,000

Situated in a convenient Benfleet location, within easy reach of local schools, shops, local and major routes, is this amazing four bedroom detached chalet. This well presented home benefits from having a spacious lounge; conservatory, four good sized bedrooms, two of which are to the ground floor; off street parking for three vehicles and an 80' approx. rear garden. EPC rating - TBC. Our ref: 16527

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Kents Hill Road, Benfleet, Essex, SS7 5XS

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Doors to:

GROUND FLOOR BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m) Skimmed ceiling. Obscure double glazed windows to side aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and double shower cubicle with electric shower. Chrome heated towel rail. Tiled walls. Tiled floor.



KITCHEN 12' 10" x 10' 5" (3.91m x 3.18m)

Skimmed ceiling. Double glazed window to front aspect. Double glazed door to side. Range of base and eye level units. Square edged working surfaces. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Tiled splashbacks. Wall mounted boiler. Radiator. Tiled floor.



LOUNGE/DINER 20' x 12' (6.1m x 3.66m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French style doors leading to CONSERVATORY. Two radiators. Laminate flooring.



CONSERVATORY 16' 9" x 9' 5" (5.11m x 2.87m)

Double glazed windows to all sides. Double glazed bi-folding doors providing access to REAR GARDEN. Two radiators.



GROUND FLOOR BEDROOM THREE 14' 8" x 7' 6" (4.47m x 2.29m)

Skimmed ceiling. Double glazed windows to front and side aspects. Radiator.



GROUND FLOOR BEDROOM FOUR 10' 5" x 10' 4"
(3.18m x 3.15m)

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



FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to side aspect. Built in storage cupboards. Doors to:

BEDROOM ONE 17' 1" x 13' 4" (5.21m x 4.06m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Eaves storage cupboards. Radiator. Laminate flooring.



BEDROOM TWO 13' 4" x 11' 10" (4.06m x 3.61m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Eaves storage. Radiator. Laminate flooring.



OUTSIDE OF PROPERTY:

To the FRONT of the property, a recently laid paved driveway provides off street parking for three vehicles. Brick retaining wall to front boundary.

The REAR GARDEN measures approx. 80' and commences with paved patio leading to lawn. Mature shrub borders. Stone shingle area to rear. Shed to remain. Gated side access. Outside tap.



Agent's Note:

All new windows were fitted in 2022.



GROUND FLOOR
APPROX. FLOOR
AREA 891 SQ.FT.
(82.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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