

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rosemead, Benfleet, SS7 4JQ



£325,000

Ideally suited to FIRST TIME BUYERS or BUY TO LET investors, is this three bedroom end terraced house. This property is situated in the desirable dual catchment area for The King John School and The Appleton School and is also within easy reach of local primary schools, shops and park and further benefits from having a 25' 3" lounge/diner; three good sized bedrooms; garage with off street parking to the front and a 47' rear garden.

EPC rating - D. Our ref: 16584

Rosemead, Benfleet, Essex, SS7 4JQ

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Built in storage cupboard. Stairs to FIRST FLOOR ACCOMMODATION. Door to:

LOUNGE/DINER 25' 3" x 13' 3" reducing to 7' 10" (7.7m x 4.04m > 2.39m)

Skimmed ceiling. Double glazed windows to front and rear aspects. Two radiators. Feature fireplace. Door to:



KITCHEN 10' 10" x 8' 1" (3.3m x 2.46m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Integrated dishwasher. Space for fridge/freezer. Space for washing machine.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Doors to:

BEDROOM ONE 14' x 10' (4.27m x 3.05m)

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



BEDROOM TWO 11' x 9' 10" (3.35m x 3m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Airing cupboard housing hot water cylinder and boiler.



BEDROOM THREE 10' x 6' 2" (3.05m x 1.88m)

Skimmed ceiling. Double glazed window to front aspect. Built in storage cupboard. Radiator.



BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with electric shower over. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawn area with pathway to front door.

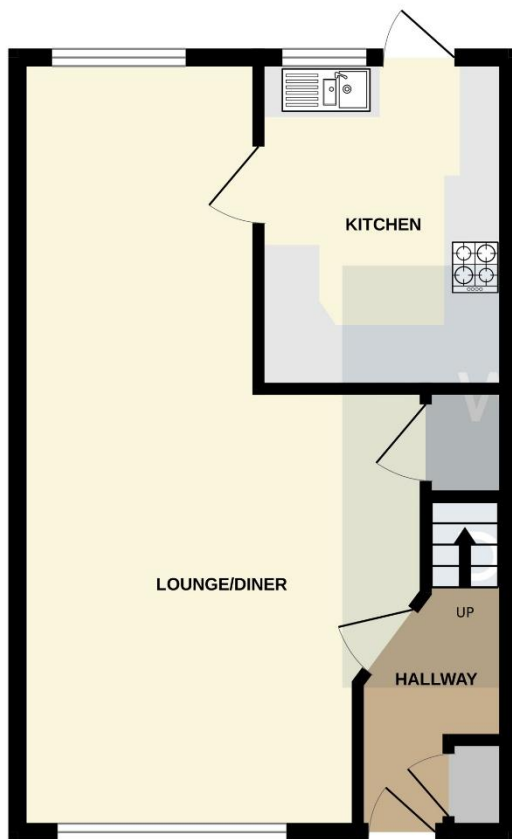
The **REAR GARDEN** measures approx. 47' and commences with paved patio leading to lawn. Gated side access. Outside tap.



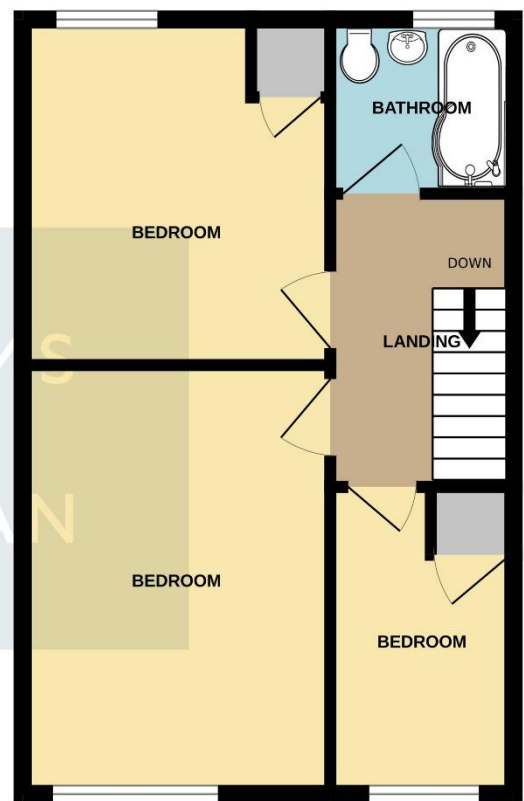
GARAGE in nearby block, accessed from Woodside Avenue, with up and over door.



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

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.
Made with Metropix ©2025

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.