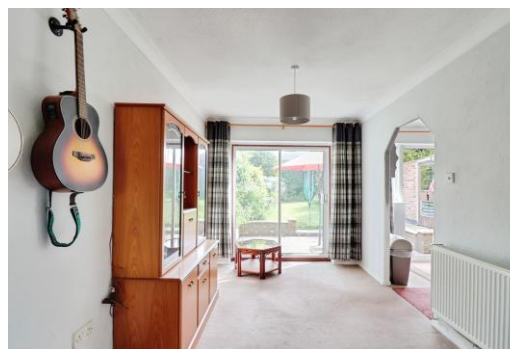


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oakwood Close, Benfleet, SS7 5SB



£365,000

Offering huge scope and potential and being offered for sale with NO ONWARD CHAIN is this extended three bedroom semi-detached house. Whilst offering generous sized accommodation, the property does require some modernisation, benefitting from having three reception areas; ground floor cloakroom; three good sized bedrooms; garage with off street parking; an unoverlooked 50' South backing rear garden and is situated in a quiet Benfleet cul-de-sac location, within easy walking distance of local schools and Tarpots shopping facilities. EPC rating - D. Our ref: 14823

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Oakwood Close, Benfleet, SS7 5SB

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY 11' 9" x 8' 2" (3.58m x 2.49m)

Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Further built in storage cupboard. Doors to:

LOUNGE 14' 1" x 11' 3" (4.29m x 3.43m)

Window to front aspect. Feature fireplace. Laminate wood effect flooring. Opening to:



DINING ROOM 9' 2" x 8' 10" (2.79m x 2.69m)

Radiator. Laminate wood effect flooring. Arched opening to further RECEPTION ROOM. Opening to:



KITCHEN 20' 1" x 9' 9" reducing to 5' 6" (6.12m x 2.97m > 1.68m)

Obscure uPVC double glazed window to side aspect. Further uPVC double glazed to rear aspect. UPVC double glazed door providing access to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and matching upstands.

Inset one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring gas hob with electric oven under. Space for washing machine. Space for fridge. Space for freezer. Radiator. Part tiled walls. Tiled floor. Archway to:

SECOND RECEPTION ROOM 13' 1" x 8' 8" (3.99m x 2.64m)

Double glazed patio door providing access to REAR GARDEN. Radiator.

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and vanity hand wash basin with chrome mixer tap. Part tiled walls. Laminate wood effect flooring.



FIRST FLOOR LANDING

Obscure uPVC double glazed window to half stair. Loft access hatch. Doors to:

BEDROOM ONE 14' 3" x 11' 3" (4.34m x 3.43m)

Window to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 10' 5" x 9' 1" (3.18m x 2.77m)

Window to rear aspect. Built in wardrobes. Radiator.



BEDROOM THREE 7' 9" x 7' 4" (2.36m x 2.24m)

Window to front aspect. Radiator.



SHOWER ROOM 8' 7" x 6' 9" (2.62m x 2.06m)

Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and double shower cubicle. Built in storage cupboard housing gas boiler. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles and access to GARAGE. Flower bed with mature shrubs.

The unoverlooked **REAR GARDEN** is South backing and measures approx. 50'. Commencing with paved patio with retaining wall, leading to lawn. Established flowers and shrubs. Gated side access.



GARAGE 14' 9" x 8' (4.5m x 2.44m)

With up and over door. Power and lighting. Workshop at rear. Door to REAR GARDEN.

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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.
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