

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Philmead Road, South Benfleet, SS7 5DN



£400,000

We are delighted to bring to the market this delightful two bedroom semi-detached bungalow situated on the ever popular Jotmans estate, within easy reach of the High Road for easy access to Benfleet station, local schools and shops. This beautifully presented property benefits from having a 22' 5" lounge/diner; 20' 8" kitchen/breakfast room; ground floor bedroom one; further loft room bedroom; 60' West backing rear garden and off street parking to the front for three vehicles. EPC rating - TBC. Our ref: 16607

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Philmead Road, South Benfleet, SS7 5DN

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Laminate flooring. Doors to:

LOUNGE/DINER 22' 5" x 10' reducing to 8' 7" (6.83m x 3.05m > 2.62m)

Skimmed ceiling. Feature recessed LED lighting. Double glazed window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Stairs to FIRST FLOOR. Feature bio-fuel fireplace. Two radiators. Laminate flooring.



KITCHEN/BREAKFAST ROOM 20' 8" x 7' 6" (6.3m x 2.29m)

Skimmed ceiling. Part vaulted with double glazed Velux window. Double glazed windows to side and rear aspects. Double glazed doors leading to REAR GARDEN. Range of base and eye level units with square edged working

surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Plinth lighting and under counter lighting. Concealed wall mounted combi boiler. Radiator. Tiled floor.



BEDROOM ONE 13' 4" x 10' (4.06m x 3.05m)

Skimmed ceiling. Part vaulted with double glazed Velux window. Double glazed bay window to front aspect. Fitted wardrobes. Radiator. Laminate flooring.



SHOWER ROOM 7' 7" x 5' 4" (2.31m x 1.63m)

Skimmed ceiling with spotlight insets. Part vaulted with double glazed Velux window. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double length shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling with spotlights. Door to:

BEDROOM TWO 13' 3" x 10' 5" (4.04m x 3.18m) Vaulted ceiling with double glazed Velux windows to rear aspect. Eaves storage. Radiator. Laminate flooring.

Agent's Note: This room is fully boarded but not plastered.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for three vehicles. Exterior lighting. Gated side access.

The **REAR GARDEN** measures approx. 60' and is West backing. Commencing with paved patio and seating area. Steps down to lawned area with attractive sleeper flower beds. Sheltered seating area. Shed to remain, with power connected. Outside tap. Exterior power.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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.
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