

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wincoat Drive, South Benfleet, SS7 5AH



£525,000

In a sought after South Benfleet location within easy reach of local schools, shops and just over a mile from Benfleet station for c2c links to London Fenchurch Street, is this lovely three bedroom detached house. This beautifully presented property benefits from having two reception rooms; ground floor cloakroom; ensuites to two bedrooms; 42' West backing rear garden; garage with off street parking to the front and must be viewed to be fully appreciated. EPC rating - TBC. Our ref: 15311

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Wincoat Drive, South Benfleet, SS7 5AH

Accommodation comprises:

Entrance via obscure uPVC leadlight door to:

HALLWAY 14' 6" x 7' 8" (4.42m x 2.34m)

Obscure uPVC leadlight window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:

LOUNGE 13' 7" x 12' (4.14m x 3.66m)

UPVC double glazed patio doors leading to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Radiator. Opening to:

DINING ROOM 10' 5" x 9' (3.18m x 2.74m)

UPVC double glazed leadlight window to rear aspect. Radiator.



KITCHEN 14' 1" x 8' 1" (4.29m x 2.46m)

UPVC double glazed leadlight window to front aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset white ceramic one and a half bowl sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Space for washing machine. Space for tumble dryer. Space for full height fridge/freezer. Wall mounted Worcester Bosch gas boiler. Radiator.

GROUND FLOOR CLOAKROOM

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin with tiled splashback. Radiator.

FIRST FLOOR LANDING

Loft access hatch. Airing cupboard. Doors to:

BEDROOM ONE 13' 9" x 12' (4.19m x 3.66m)

UPVC double glazed leadlight window to rear aspect. Radiator. Doors to:



ENSUITE SHOWER ROOM 9' x 5' 3" (2.74m x 1.6m)

Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Part tiled walls. Radiator.

WALK IN WARDROBE 4' 10" x 3' 5" (1.47m x 1.04m)



BEDROOM TWO 11' 7" x 8' 1" (3.53m x 2.46m)

UPVC double glazed window to front aspect. Radiator. Door to:



ENSUITE SHOWER ROOM 6' x 4' 9" (1.83m x 1.45m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Part tiled walls. Radiator.

BEDROOM THREE 11' reducing to 8' 3" x 9' 5" (3.35m > 2.51m x 2.87m)

UPVC double glazed leadlight window to front aspect. Radiator.



BATHROOM 8' 5" x 8' (2.57m x 2.44m)

Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with chrome shower mixer tap. Radiator. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking and access to **GARAGE**. The remainder is laid to lawn. Gated side access.

The **REAR GARDEN** is West backing and measures approx. 42'. Commencing with paved patio leading to lawn. Various flower beds with established flowers and shrubs. Fencing to all boundaries.

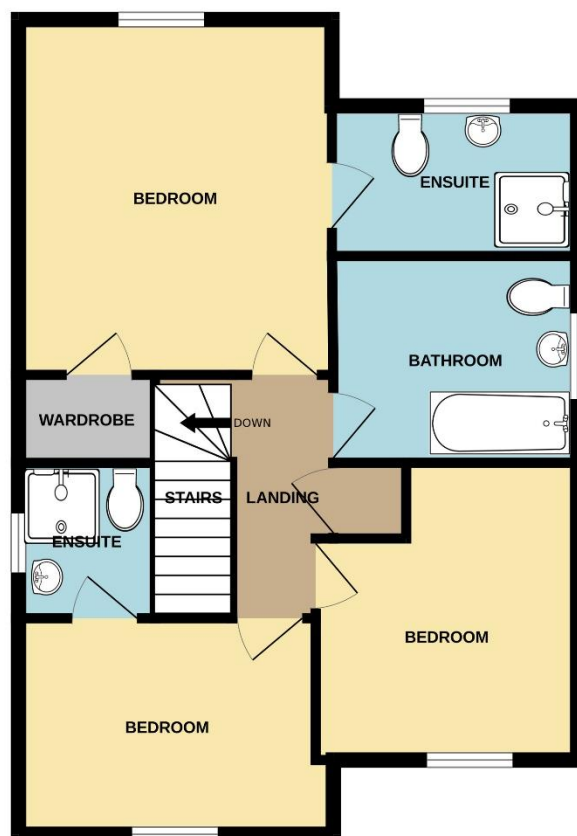
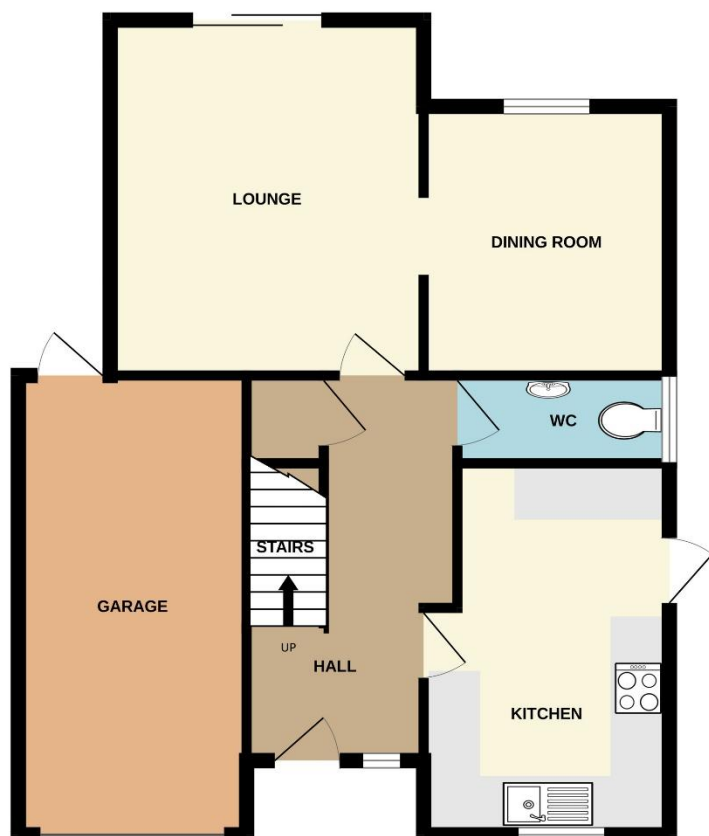
GARAGE 17' 10" x 8' 9" (5.44m x 2.67m)

With up and over door. Power and lighting. Door to **REAR GARDEN**.



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.6 sq.m.) approx.
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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.