

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cumberland Avenue, South Benfleet, SS7 5NU



GUIDE PRICE £350,000 - £365,000

Offered for sale with NO ONWARD CHAIN, this two bedroom semi-detached chalet is situated in a sought after South Benfleet location, within easy reach of High Road schools, shops and approx. a mile and a quarter from Benfleet station. This extended property benefits from having a 14' 9" lounge; dining room; ground floor wet room; bedroom one with ensuite; rear garden measuring approx. 65' and off street parking for up to three vehicles. EPC rating - D. Our ref: 16588

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Cumberland Avenue, South Benfleet, SS7 5NU

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.

Radiator. Doors to:

LOUNGE 14' 9" x 12' 6" (4.5m x 3.81m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Feature fireplace.



KITCHEN 10' 6" x 9' 2" (3.2m x 2.79m)

Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset sink with chrome mixer tap. Inset 4 ring gas hob. Built in twin eyeline electric ovens. Space for fridge/freezer. Space for washing machine. Pantry cupboard under stairs. Laminate wood effect flooring. Open plan to:



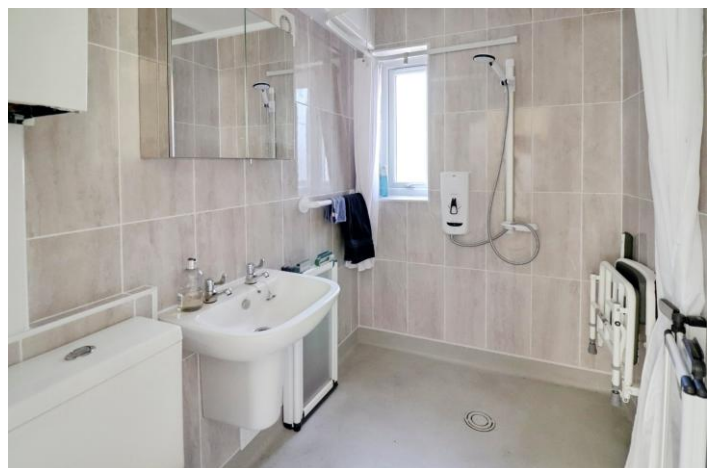
DINING ROOM 18' 4" x 10' 5" (5.59m x 3.18m)

UPVC double glazed window to side and rear aspects. Obscure uPVC double glazed door to side providing access to REAR GARDEN. Radiator.



WET ROOM 7' 4" x 5' 2" (2.24m x 1.57m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Close coupled w/c. Wall mounted hand wash basin. Electric shower. Radiator. Wall mounted Worcester Bosch combination boiler. Wet room style floor.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 19' 8" x 13' reducing to 10' 5" (5.99m x 3.96m > 3.18m)

UPVC double glazed patio doors to BALCONY at rear.

Radiator. Door to:



ENSUITE 10' 5" x 3' 8" (3.18m x 1.12m)

Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and P-shaped bath with chrome shower mixer tap. Tiled walls. Radiator. Tiled floor.



BALCONY

With wrought iron balustrades. Views over garden.

BEDROOM TWO 12' 7" x 11' 2" (3.84m x 3.4m)

UPVC double glazed window to front aspect. Radiator.

Two built in storage cupboards.



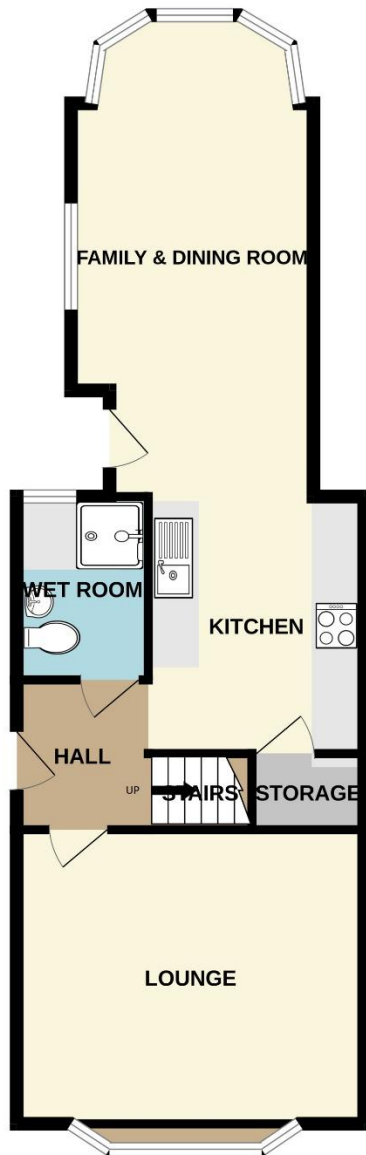
OUTSIDE OF PROPERTY:

To the FRONT of the property is an independent driveway, leading to CAR PORT, providing off street parking for up to three vehicles. The remainder is laid to lawn.

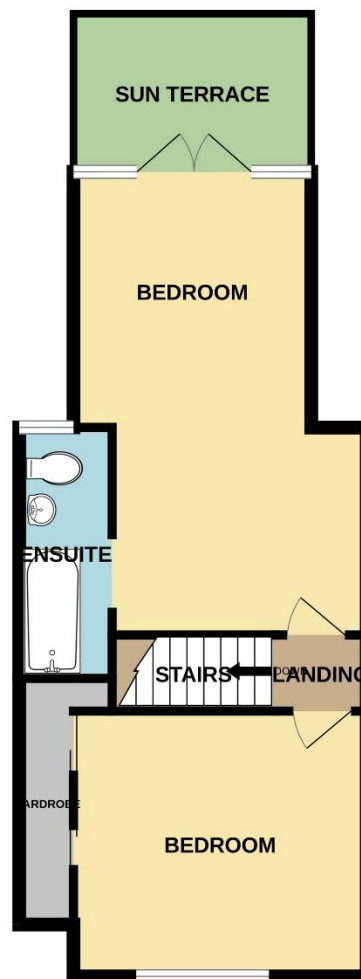
The REAR GARDEN measures approx. 65' and commences with paved patio leading to lawn. Pathway to rear. Summerhouse at rear to remain. Fencing to all boundaries.



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.
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.