

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Farm Road, South Benfleet, SS7 5JS



GUIDE PRICE £450,000 - £475,000

WILLIAMS and DONOVAN are delighted to offer for sale this two/three bedroom detached chalet situated in a highly sought after South Benfleet location, within easy reach of High Road shops and amenities and less than half a mile's walk from Benfleet station. This well presented property benefits from having a spacious lounge; separate dining room/bedroom three; ground floor cloakroom; garage with off street parking to the front and a lovely South West backing rear garden measuring approx. 100'.

EPC rating - C. Our ref: 11545

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Hall Farm Road, South Benfleet, SS7 5JS

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Alarm system. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Chrome heated towel rail. Part tiled walls. Tiled floor.

LOUNGE 19' 1" x 14' (5.82m x 4.27m)

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Feature fireplace with gas fire insert. Two radiators.

KITCHEN 10' 5" x 8' 7" (3.18m x 2.62m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed door to side aspect. Range of base and eye level units. Granite effect working surfaces. Inset stainless steel one and a half sink drainer. Inset 4 ring electric hob with extractor fan above. Integrated dishwasher. Integrated fridge and freezer. Built in double electric oven.

DINING ROOM/BEDROOM THREE 11' 1" x 8' (3.38m x 2.44m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Doors to:

BEDROOM ONE 14' x 9' 7" (4.27m x 2.92m)

Double glazed window to side aspect. Fitted wardrobes with sliding mirrored doors. Built in storage cupboard. Radiator. Remote controlled ceiling fan.



BEDROOM TWO 12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to front aspect. Fitted wardrobes with sliding mirrored doors. Eaves storage cupboard. Radiator.



BATHROOM 8' 1" x 6' 1" (2.46m x 1.85m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Backlit mirror. Heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway with wrought iron double opening gates, providing off street parking for one vehicle, and access to **GARAGE**. The remainder is laid to lawn. Shrub borders. Exterior lighting.

As previously mentioned, the **REAR GARDEN** is South West backing and measures approx. 100'. Commencing with paved patio with electric awning over and steps down to lawn. Flower bed borders. Artificial grass to the rear. Two sheds and greenhouse to remain. Outside tap. Exterior power and lighting. Gated side access.



GARAGE 15' 1" x 8' 1" (4.6m x 2.46m)

With up and over door. Power and lighting. Base and eye level units. Roll edged working surfaces. Inset sink drainer. Space and plumbing for washing machine. Wall mounted combi boiler.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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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